



The Rampton Grove – Major Preliminary Plat

Applicants: Lance and Barbara Rampton (Property Owners / Developers)
Roger J. Grove Revocable Trust (Property Owner)
Stephen Zimmerman, Bishop Engineering (Representative)

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: The subject property is generally described as a portion of the North ½ of Section 4, Township 81 North, Range 25 West, Polk County, Iowa.

General Location: The subject properties are addressed as 11000 and 11002 NW 166th Avenue, Madrid, and are located on the south side of NW 166th Avenue between NW 100th Street and NW 114th Street. The driveway to the residences on the subject property is located approximately 1,600-feet East of the intersection of NW 166th Avenue and NW 114th Street (*Attachment 'A'*)

Existing Zoning: “AG” Agricultural District

Surrounding Zoning:

North: NW 166th Avenue and the Story County line
South: “AG” Agricultural District
East: “AG” Agricultural District
West: “AG” Agricultural District

Waiver Request: *1. Flag lots shall: (2) Have a maximum flagpole length of four hundred (400) feet. Lot 1 is proposed to have a flagpole length of 1,408 feet.
2. Flag lots shall: (3) Not exceed three (3) acres in size in areas without public sanitary sewer. Lot 1 is proposed to be 8.63 acres in area.*

GENERAL COMMENTS:

This preliminary plat (*Attachment 'B'*) is a reconfiguration of two (2) existing parcels, and proposes one (1) single-family residential lot and three (3) outlots on approximately 126.06 acres of land zoned “AG” Agricultural District. The subject property has two (2) existing residential

structures and numerous accessory structures. The first home (addressed as 11000 NW 166th Avenue) was constructed in 1936, and the second home (addressed as 11002 NW 166th Avenue) was constructed in 1984. Prior to approval of a final plat for this project, the property owners will be required to sign a Consent Agreement with Polk County, which will require removal of one of the two existing residences within a set timeframe. This will ensure that Lot 1 does not contain two residences moving forward, which would be nonconforming. Lot 1 would gain access from the existing driveway entrance onto NW 166th Avenue, with the flagpole portion of the Lot 1 encompassing the driveway. The proposed subdivision is being completed in accordance with the cluster development option meeting the minimum lot width of 140-feet in the "AG" District, and a minimum lot area of 40,000-square feet. Minimum setback requirements of 50-feet for the front and rear setback and a minimum side yard setback of 15-feet will also be maintained. Lot 1 has a maximum building coverage of 15%, and is proposed to be 8.63-acres in size.

All three outlots will be considered undevelopable until such time they would be replatted. By the current density allowances outlined in the Polk County Zoning Ordinance Article 5. *District Performance Standards*, Division 3. *Residential Standards*, Table 5.1 *Residential Density Standards*, two (2) development rights remain and 0.16 buildable area remains. Further development would also need to comply with subdivision access standards outlined in the Polk County Subdivision Ordinance, specifically that no more than one (1) building lot per 40-acre aliquot part may access on a gravel road. NW 166th Avenue is currently a gravel road, and therefore any future proposed divisions of the remaining outlots would have to be evaluated to determine if additional building lots or parcels would be permitted. Outlot X is proposed to be 38.79 acres and area, and will be located west of the driveway with frontage along NW 166th Avenue. Outlot Y is proposed to be 42.32 acres in area, and will be located east of the driveway with frontage along NW 166th Avenue. Outlot Z will be 36.32 acres in area, and has no frontage, but will be connected to Lot 1 via a Lot-tie agreement.

The subject property does feature Zone A and Zone X floodplain associated with Big Creek according to FEMA FIRM Map #190901 Panel 0025. The area of floodplain is primarily located on Outlot Z, and would therefore be undevelopable, and the Big Creek waterway would be protected with 50-foot Stream Buffer Easements. The site features significant elevation changes from a high point along western edge of Outlot X of 1014-feet above sea level, to a low point of 940-feet above sea level along the banks of Big Creek in Outlot Z. There is a natural drainage way that runs to Big Creek which flows from the southwestern corner of Lot 1 through Outlot Z to the southern lot line of the property. The drainage way will be preserved in a 50-foot wide Drainage & Stream Buffer Easement.

Water service is currently provided by an on-site well, though the property is located within Xenia Rural Water's service area. There are no water mains located within 300-feet of the proposed subdivision, therefore extension of water mains is not required at this time. The existing dwellings are served by an onsite septic systems located south of both dwellings.

Surrounding properties are primarily agricultural in nature with some individual farmsteads. The Story County line is located directly North of the subject property along NW 166th Avenue. The corporate limits of the City of Madrid is approximately 2-miles West of the subject property. The

City of Madrid will be reviewing the proposed subdivision, and approval by the city will be required prior to preliminary plat approval by Polk County.

The proposed subdivision plat will require the following waivers for Lot 1:

1. *Flag lots shall: (2) Have a maximum flagpole length of four hundred (400) feet. Lot 1 is proposed to have a flagpole length of 1,408 feet.*
2. *Flag lots shall: (3) Not exceed three (3) acres in size in areas without public sanitary sewer. Lot 1 is proposed to be 8.63 acres in area.*

The Applicant has requested a waiver from this standard stating in the submitted letter that was included as *Attachment 'C'*.

STAFF REVIEW:

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances as a major subdivision plat submittal. The plat is considered a major subdivision due to the requested waivers. Lot density, dimensions, frontage, access and potential waivers have been reviewed. Pending approval, re-submittals will be needed in order to address staff comments. At this stage, the commission's action would affirm, deny, or amend the overall plat layout.

Staff has reviewed the layout of the proposed subdivision and the requested waivers. The need for the flagpole length and flag lot size waivers stems from the location of the original farm home that was constructed on the property in 1936, and from the way farm buildings have been constructed on the property over time. Approval of the requested flag lot waivers in this case would allow for the continued use of already established buildings on the property. As part of this plat process the owners are required to remove one of the existing residences. While the proposed flag pole length and flag lot size are typically discouraged, in this instance they serve to make the property more conforming by providing legal frontage and access to a public street.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of The Rampton Grove, as well as the requested waivers to the maximum flagpole length and size of a flag-lot parcel for Lot 1.

Attachment 'A'

The Rampton Grove
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes one (1) single-family residential lot and three (3) outlots on approximately 126.06 acres zoned "AG" Agricultural District.

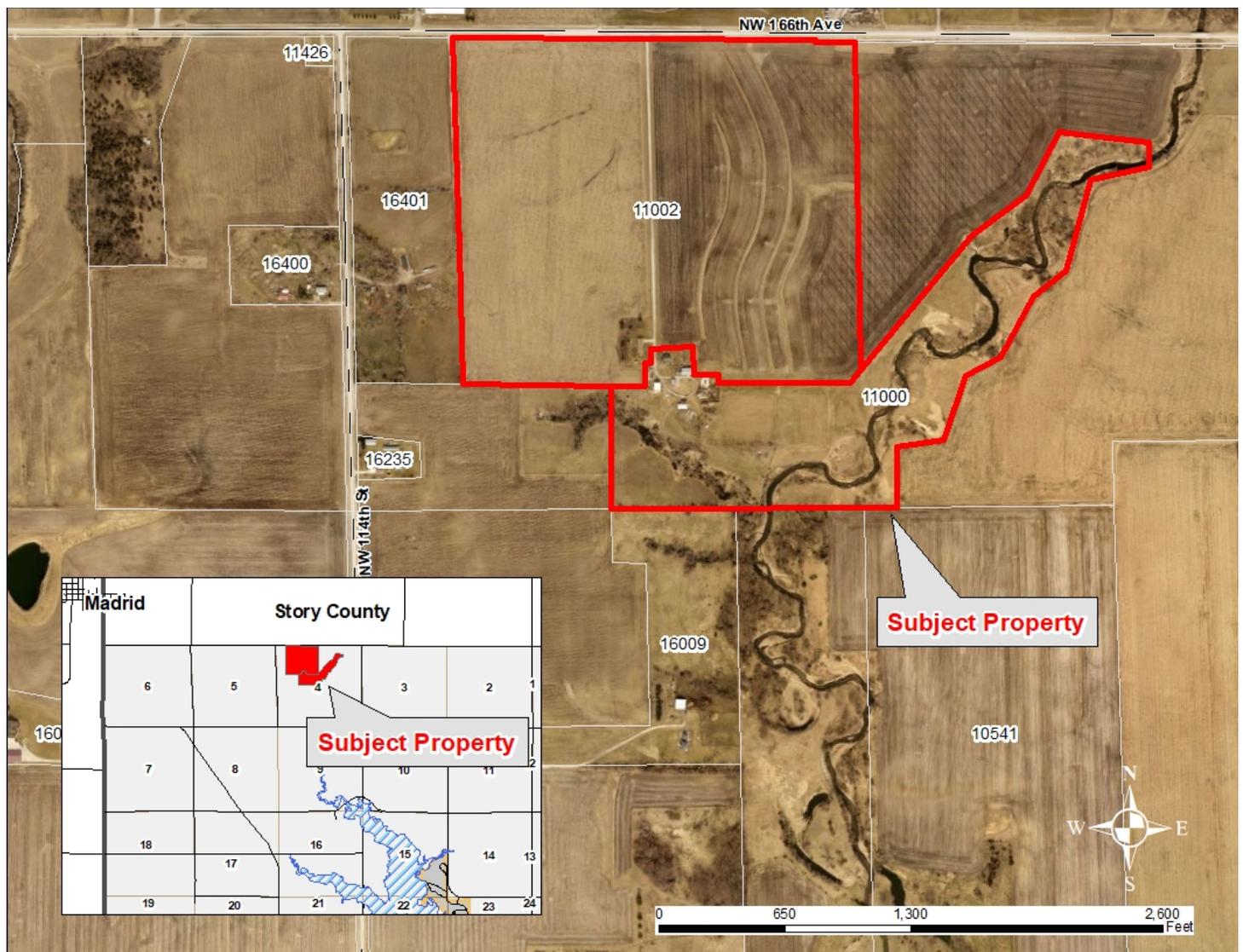
SEWER: Individual Septic Systems

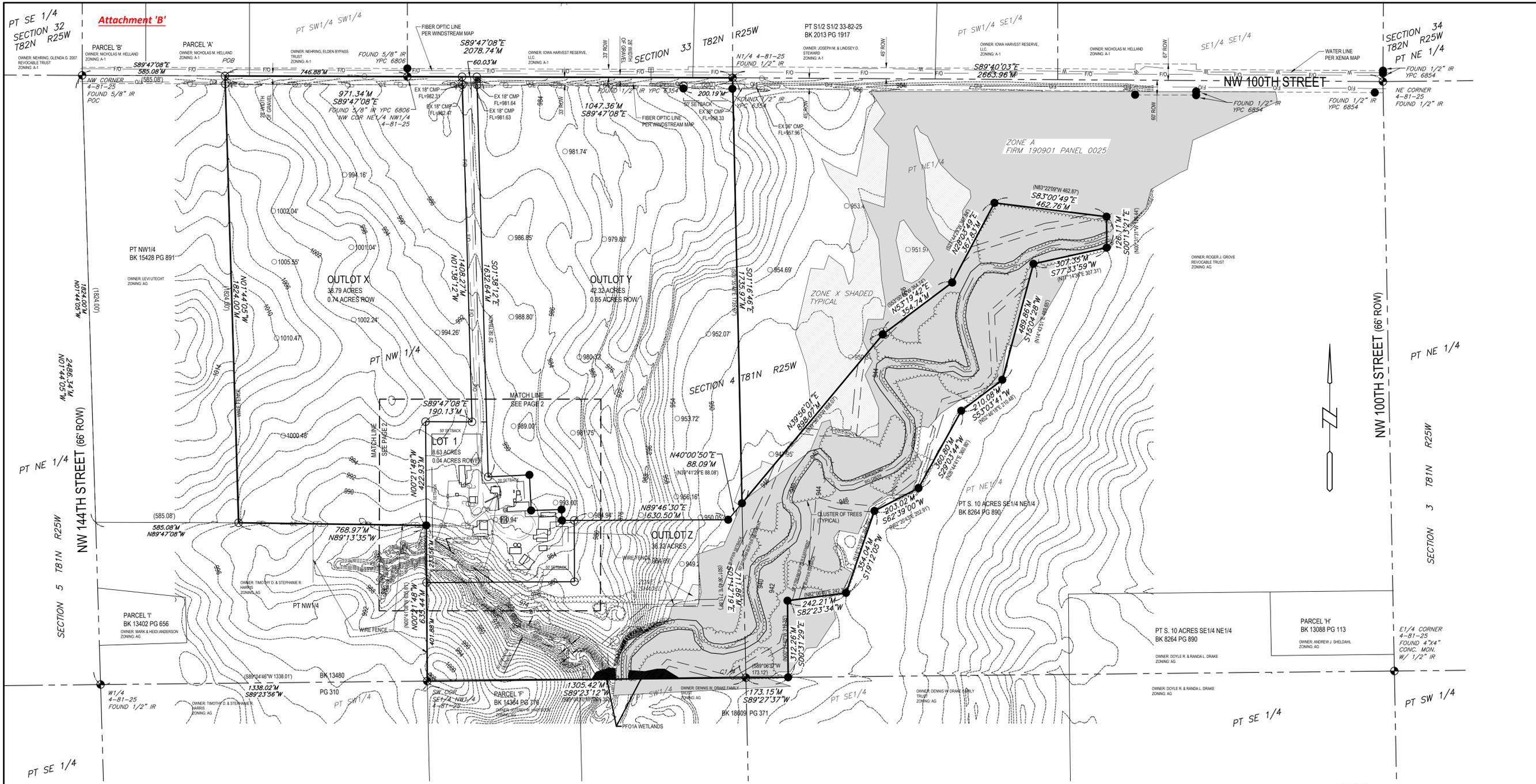
WATER: Xenia Rural Water

TOWNSHIP: Union

OWNERS & DEVELOPERS: Roger Grove and Lance & Barbara Rampton (Property Owners)

Vicinity Map:





OWNERS:
LANCE & BARBARA RAMPTON, AND ROGER J. GROVE REVOCABLE TRUST
11000 NW 166TH AVENUE
MADRID, IA 50156
515-802-1792

PREPARED FOR:
LANCE & BARBARA RAMPTON
11000 NW 166TH AVENUE
MADRID, IA 50156
515-802-1792

PREPARED BY:
STEPHEN L. ZIMMERMAN II, PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

INDEX LEGEND
Location: NW1/4 & NE1/4 Section 4-T81N-R25W Polk County, Iowa
Requestor: Lance Rampton
Owners: Lance & Barbara Rampton
Roger J. Grove Revocable Trust
Surveyor: Stephen L. Zimmerman II, PLS
Company: Bishop Engineering, 3501 104th St.
Urbandale, IA 50322 (Ph) 515-276-0467

THE RAMPTON GROVE

PRELIMINARY PLAT

MAJOR SUBDIVISION

NOTES:

- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS. DATUM = IARCS ZONE 8
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF BREAKAWAY DESIGN.
- THE EXISTING BUILDINGS NOTED TO BE REMOVED SHALL BE DONE SO AFTER FINAL PLAT APPROVAL.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- THE PURPOSE OF THIS SURVEY IS TO CREATE ONE BUILDABLE LOT AND THREE OUTLOTS.
- PARCELS 'C' AND 'D' AS RECORDED IN BOOK 14218 PAGE 531 ARE CONTAINED ENTIRELY WITHIN THIS SUBDIVISION.
- LOT 1 IS SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM. ANY BUILDABLE LOT WASTEWATER DISPOSAL NEEDS WILL BE DETERMINED BY A SOIL TEST CONDUCTED BY A CERTIFIED SOIL ENGINEER. ALTERNATE SEPTIC SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES AND SITE LIMITATIONS, AN APPLICATION TO INSTALL THE SEPTIC SYSTEM WILL NEED TO BE SUBMITTED AND PERMITTED THROUGH POLK COUNTY.
- ANY NEW ENTRANCE OR WORK ON AN EXISTING ENTRANCE WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE WILL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- THERE ARE TWO (2) DEVELOPMENT RIGHTS REMAINING WITH 0.16 BUILDABLE ACRES REMAINING. RE-PLATTING WILL BE REQUIRED BEFORE ADDITIONAL DEVELOPMENT RIGHTS CAN BE UTILIZED.

PROPERTY DESCRIPTION:
An irregular shaped portion of the Northwest Quarter and the Northeast Quarter of Section 4 Township 81 North Range 25 West, 5th Principal Meridian, Polk County, Iowa, more particularly described as follows: Commencing at the Northwest corner of said Section 4; thence S89°47'08"E along the north line of said Section 4, a distance of 585.08 feet to the point of beginning; thence S89°47'08"E continuing along the north line of said Section 4, a distance of 2,078.74 feet to the North Quarter corner of said Section 4; thence S01°16'46"E, a distance of 1,735.97 feet; thence N39°56'01"E, a distance of 898.07 feet; thence N53°19'42"E, a distance of 354.74 feet; thence N28°3'49"E, a distance of 367.83 feet; thence S83°04'49"E, a distance of 462.76 feet; thence S00°13'21"E, a distance of 126.11 feet; thence S77°33'59"W, a distance of 307.35 feet; thence S15°4'28"W, a distance of 489.86 feet; thence S53°03'41"W, a distance of 210.08 feet; thence S29°03'44"W, a distance of 360.80 feet; thence S62°33'00"W, a distance of 203.02 feet; thence S19°12'5"W, a distance of 354.04 feet; thence S82°23'34"W, a distance of 242.21 feet; thence S00°31'29"E, a distance of 312.26 feet to the south line of the north half of said Section 4; thence S88°27'37"W along the south line of the north half of said Section 4, a distance of 173.15 feet to the Center Quarter corner of said Section 4; thence continuing along the south line of the north half of Section 4 S89°29'12"W, a distance of 1,305.42 feet to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 4; thence N00°21'48"W, a distance of 635.44 feet; thence N89°13'35"W, a distance of 768.97 feet; thence N01°44'05"W, a distance of 1,824.00 feet to the point of beginning.

Subject to and together with any and all easements and restrictions of record.

Said tract contains 126.06 acres (5,491,227 square feet), containing 1.63 acres (70,906 square feet) of Right-Of-Way

AREA BY SECTION QUARTER:
NW1/4 - 105.67 ACRES INCLUDING 1.63 ACRES OF ROW
NE1/4 - 20.39 ACRES

ZONING:
INFORMATION OBTAINED FROM POLK COUNTY ZONING MAP
AG-AGRICULTURAL DISTRICT

FOR AN OFFICIAL ZONING REPORT PLEASE CALL
POLK COUNTY AT 515-286-3705

WETLANDS:
INFORMATION OBTAINED FROM THE NATIONAL WETLANDS INVENTORY WETLANDS MAPPER

A PORTION OF OUTLOT Z IS SHOWN AS CONTAINING PFO1A -
(PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, TEMPORARY FLOODED)

UTILITY MAPS PROVIDED BY:

- ELECTRIC (MIDLAND POWER COOPERATIVE / BRUCE KEENEY: 515-386-4111)
- FIBER OPTIC (HUXLEY COMMUNICATIONS COOPERATIVE / TERRY FERGUSON: 515-597-2281)
- FIBER OPTIC (WINDSTREAM COMMUNICATIONS / LOCATE DESK: 800-289-1901)
- WATER (XENIA RURAL WATER DISTRICT / LAIRD VAN DEE: 515-676-2117)
- FIBER OPTIC (AUREON NETWORK SERVICES / JEFF KLOCKO 515-830-0445)

LEGEND:

— W — WATER LINE	⊙ TRANSFORMER POLE
— G — GAS LINE	☆ LIGHT POLE
— U/E — UNDERGROUND ELECTRIC	—●— GUY WIRE
— O/E — OVERHEAD ELECTRIC	⊙ GAS METER
— TELE — TELEPHONE LINE	⊙ FIBER OPTIC MANHOLE
— F/O — FIBER OPTIC	⊙ FIBER OPTIC RISER
⊙ WELL	⊙ FIBER OPTIC VAULT
⊙ POWER POLE	○ XXX.XX GROUND SPOT ELEVATION
● PROPERTY CORNER - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 7549 OR AS NOTED	POB POINT OF COMMENCEMENT
○ PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH PINK PLASTIC CAP ID # 26776 OR AS NOTED	POC POINT OF BEGINNING
⊙ SECTION CORNER - FOUND AS NOTED	YPC YELLOW PLASTIC CAP
M MEASURED DISTANCE	IR IRON ROD (REBAR)
() PREVIOUSLY RECORDED	IP IRON PIPE
ROW RIGHT OF WAY	

GRAPHIC SCALE
200 0 100 200
SCALE: 1"= 200'

FIELD WORK COMPLETED ON: 12/20/2021



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ PRELIMINARY DATE: 2/17/2022
STEPHEN L. ZIMMERMAN II, P.L.S. 26776

LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: 1 & 2 OF 2

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959

THE RAMPTON GROVE
MADRID, IOWA

REFERENCE NUMBER:
11-0383

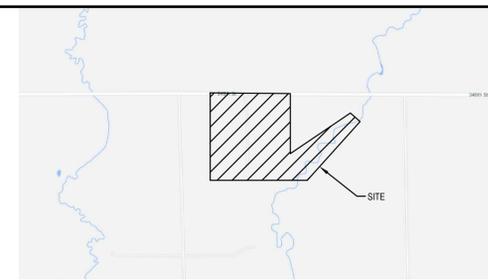
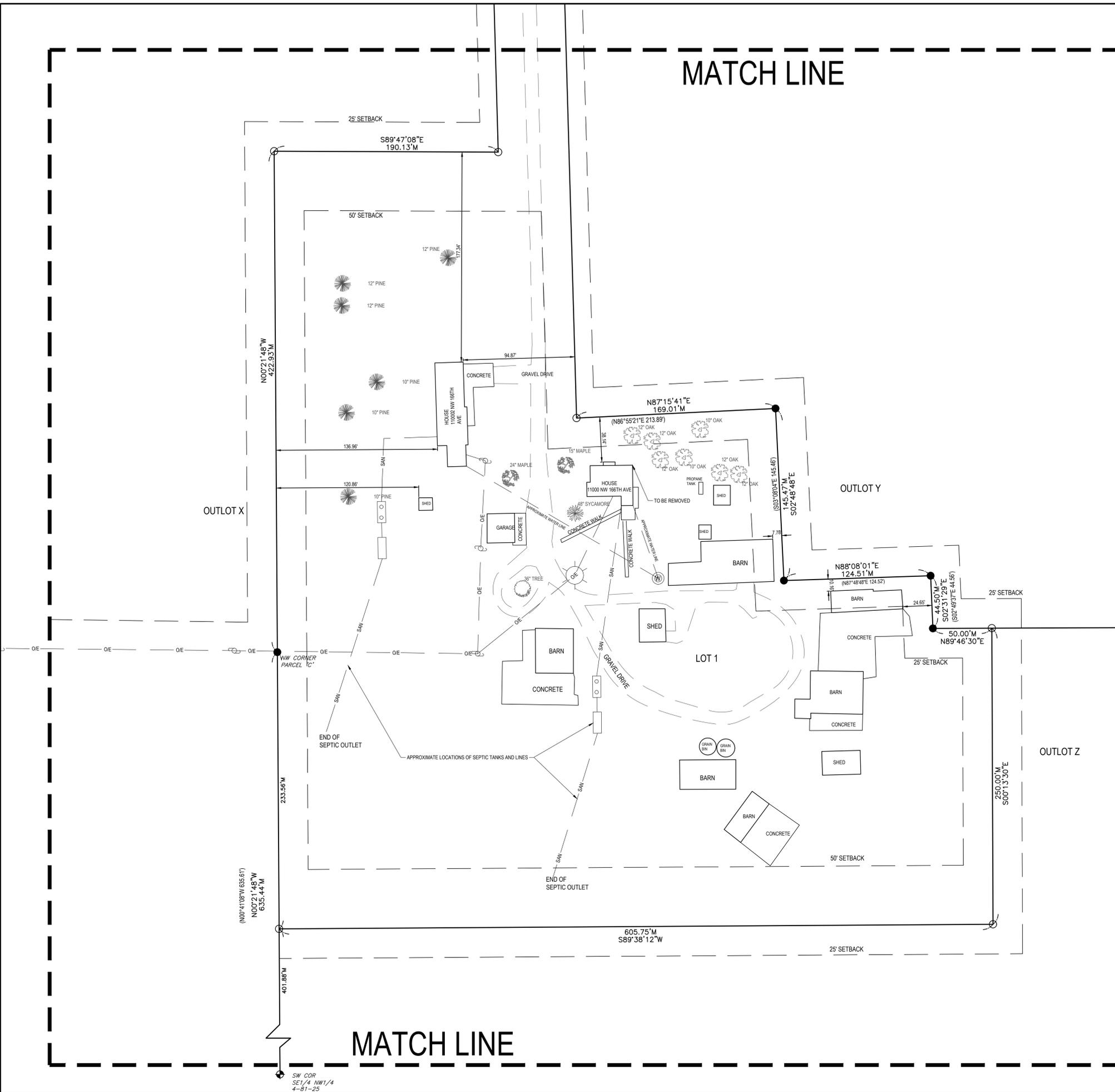
DRAWN BY:
SLZ

CHECKED BY:
LH/MH

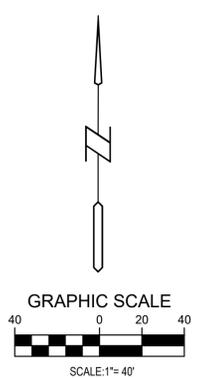
REVISION DATE:
1/25/2022
2/9/2022
2/17/2022

PROJECT NUMBER:
210566

SHEET NUMBER:
1 OF 2



VICINITY MAP
SCALE: 1"=2,000'



GRAPHIC SCALE
SCALE: 1"= 40'

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"Planning Your Successful Development"
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Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

**THE RAMPTON GROVE
MADRID, IOWA**

PRELIMINARY PLAT

REFERENCE NUMBER:
11-0383

DRAWN BY:
SLZ

CHECKED BY:
LH/MH

REVISION DATE:
1/25/2022
2/9/2022
2/17/2022

PROJECT NUMBER:
210566

SHEET NUMBER:
2 OF 2

SW COR
SE 1/4 NW 1/4
4-31-25

Attachment 'C'

January 20, 2022

Polk County Zoning Commission
5885 NE 14th Street
Des Moines, IA 50313



Re: Subdivision Waiver Request for The Rampton Grove

To Whom it May Concern;

I am writing on behalf of the property owners, Lance and Barbara Rampton, to request two waivers for this subdivision. The purpose of this subdivision is so that Lance and Barbara may incorporate a small tract of family-owned land adjoining theirs, with the intention of leaving the entirety of the land as agricultural. The homestead they live on is over 100 years old.

The first request is to grant the flag lot length waiver. The length of this entrance from NW 166th Avenue is necessary because it preserves the current location of the driveway and homestead. Currently the family farms on both sides of the gravel driveway leading to the home and associated out-buildings, including the well and septic. The placement of this drive is an agreed-upon line amongst the family members, and preserving that would honor that agreement and maintain the historical location of the ingress and egress to the homestead.

The second request is to grant a waiver allowing the building lot to exceed the 3-acre maximum flag lot size. The proposed configuration of Lot 1 is meant to preserve the historical location of the homestead and driveway, while allowing the family to continue to farm where they traditionally have, and to honor agreed-upon property lines. It would be difficult to create a 3-acre parcel that both provides access to NW 166th Avenue as well as incorporate the house, associated out-buildings, and the septic.

Respectfully,

Stephen L. Zimmerman II, PLS

1930s Aerial from IA DNR

