

Polk County Zoning Commission
Monday, June 28, 2021
Staff Report



Grant Acres – Major Preliminary Plat

Applicants:

Estate of Delbert L. Keubler (Property Owner)
GS Land Fellows, LLC (Developer)
Mark Lee, LEE Chamberlin Consultant Engineers (Project Engineer/Surveyor)

Request:

Preliminary plat approval of a major subdivision plat creating 14 residential lots on 29.65 acres.

Legal Description:

29.65 acres located within Part of the SE ¼ of the NE ¼ Section 31, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa (Jefferson Township).

General Location:

Approximately ¼ mile northwest of the intersection of NW 120th Avenue and NW 128th Street, located on the west side of NW 128th Street

Existing Zoning:

“RR” Rural Residential District

Surrounding Zoning:

North “AG” Agricultural District
South “RR” Rural Residential District
East “OS” Open Space District
West “AG” Agricultural District

GENERAL COMMENTS:

This preliminary plat proposes 14 single-family residential lots with a street extension on 29.65 acres zoned “RR” Rural Residential District. The subject property is currently vacant and utilized in agricultural row crop production. The subject property was recently rezoned from “AG” Agricultural District to the “RR” Rural Residential District to allow for this residential development. The intent of the property owner is to transfer the 29.65-acre subject property to GS Land Fellows, LLC for this residential development to proceed. A minor subdivision plat called Keubler Estates Plat 1, is currently under final review to create one lot for the adjacent homestead and create an outlot for future development encompassing the 29.65-acre subject property.

Please see *Attachment A* of this report for a vicinity map of the subject property and surrounding area. The subject property is located west across NW 128th Street from the Jester Park Discovery Pond. The adjacent property to the east is zoned “OS” Open Space District and encompasses the Polk County Conservation owned Jester Park. The adjacent development to the south was platted through three (3) residential subdivisions, Royal Estates Plat 1, Plat 2 and Plat 3. These subdivisions were recorded in 1973, 1976 and 1977 and include 46

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residences. The properties adjacent to the north and west are zoned "AG" Agricultural District and consist of land primarily utilized for agricultural row crop production. A public roadway will be extended as part of the proposed development. The site is approximately 1.69-miles northeast of the City of Granger corporate limits and within two (2) miles of the future growth boundaries for the City of Johnston corporate limits. Notification was provided to the City of Granger as required and a response was provided indicating that the subdivision plat will be reviewed by their City Council.

Lot Configuration/Plat Layout

Attachment B at the end of this report contains a copy of the most recent version of the preliminary plat of Grant Acres. A total of 14 lots are proposed. The development meets the Polk County Zoning Ordinance bulk standards for the "RR" Rural Residential District, which requires a minimum 40,000 square feet lot size with a minimum lot width of 140-feet. The lots range in size from approximately 1.28-acres to 3.96-acres in area. Lot widths fall within a range of 147.21 feet to 418.77 feet. There are four (4) lots shown as pie-shaped lots due to the curvature of the roadway and the cul-de-sac bulb including Lots 6, 7, 11 and 12. These lots are shown with a smaller lot width of around 80-feet and widen with the extension of the lot lines. The front setback line shall be adjusted as may be necessary and the width labeled for pie-shaped lots to identify the point at which each lot reaches the minimum required width of 140-feet, which may be beyond the minimum 50-foot setback. The proposed access points and street extensions provide connectivity with the intent of the neighborhood access plan provisions of the Subdivision Ordinance. The western street segment allows the ability for the street to be extended to the west at such a time in the future that the adjacent farm ground develops.

Roads/Utilities/Natural Resources

The subject property has approximately 450 feet of frontage along the eastern property line onto NW 128th Street. NW 128th Street is a paved, two-lane local street maintained by Polk County. The speed limit for NW 128th Street is 40 mph. This local roadway carries higher traffic volumes connected to visitors and employees to and from Jester Park. The roadway terminates approximately ½ mile north of the subject property at a point where the park roadway extends to the east with entrance into Jester Park. The development proposes a public street extension connecting to NW 128th Street and extending to the western portion of the property, including a northern 458.87 feet cul-de-sac extension and a 389.38 feet segment extending west to provide street connectivity to the adjacent property for future neighborhood access. The western street extension will be constructed as part of this development, including a temporary turnaround until such a time that it would be utilized through future development of the adjacent property. In review of future neighborhood access and connectivity it appears that a riverine along the northern property lines limits future connectivity to the adjacent northern property. The preliminary plat proposes to utilize a modified open ditch section for the future roadway instead of a traditional curb and gutter.

Water service is provided by Xenia Rural Water District. The developer proposes to connect to an existing 4-inch (4") water main located along the east side of NW 128th Street to serve the development. Xenia has been notified of this request and have confirmed that the 4-inch water main can be tapped to serve the proposed subdivision. The developer will be responsible for coordinating with Xenia regarding requirements for easements and construction of the water line extensions. Sewer service is not available therefore individual wastewater systems will be required. Alternative septic systems may be required for each lot pending review and determination by a Soils Engineer.

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The subject property is not located within a mapped floodplain, nor does it contain other mapped environmental hazards or features. From site review and review of topography maps, the grade of the site slopes from west to northeast. There is a high elevation of approximately 970 feet along the southwestern portion of the property, and a low elevation of approximately 914 feet along the northeast portion of the site within the existing drainageway. Stormwater is diverted across the property through two existing drainageways towards the northeast and to the riverine along the northern property boundary. The drainage of the property is challenging due to the location and extent of existing drainageways on the property. Stormwater will outlet to a private detention basin within Lots 6 and 7 and a second basin within Lots 1, 2, and 3. The Developer notes that the major property owner will be responsible for regular maintenance and repair of the detention basins, detention outlet facilities and drainageways.

The subject property contains a cluster of young woodlands located along the northern property line as well as unidentified woodlands along the shared property lines along the western and southern boundaries of the property. The developer is required to meet the woodland protection standards as outlined in Article 7, Section 4, "Natural Resource Protection, Woodlands" of the Polk County Zoning Ordinance, requiring a minimum 50% protection for young woodlands and 75% for mature woodlands

STAFF REVIEW:

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances. The plat is considered a major subdivision due to the number of lots requested as well as required public improvements. Lot density, dimensions, frontage, access, and potential waivers have been reviewed. Pending approval, re-submittals will be needed in order to address staff comments. Staff will continue to work with the developer and project engineer in resolving remaining comments. Once all comments have been addressed, the preliminary plat may be forwarded to the Board of Supervisors for their approval. Any significant changes to the preliminary plat would require further review by the Zoning Commission. Once the preliminary plat has been approved construction drawings may be submitted for review. All required plat improvements shall be constructed, or surety provided, prior to final plat approval. Any final plat will be reviewed by staff and approved by the Board of Supervisors prior to recording, and would not come before the Zoning Commission. The Plat falls within the two-mile extraterritorial review jurisdiction of the City of Granger. Staff has forwarded the plat to the City of Granger for their review and they shall formally approve or waive their right to review prior to approval and recording of any final plat by Polk County.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Grant Acres. Prior to official approval of the preliminary plat by the Board of Supervisors all remaining staff comments must be addressed. Furthermore, prior to any construction activity, staff will need to review and approve construction plans for all plat improvements.

Grant Acres Preliminary Plat

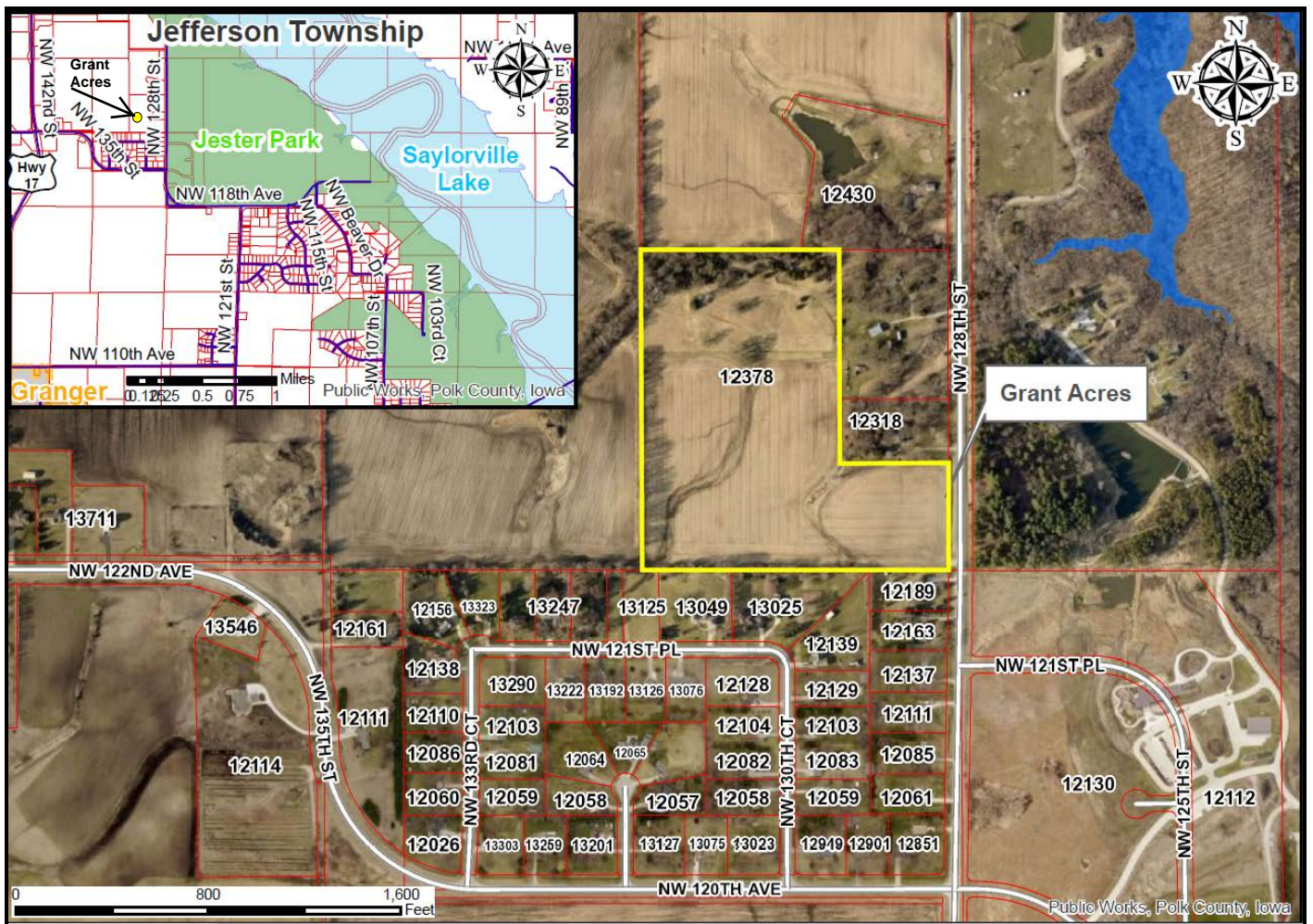
PLAT INFORMATION: This major subdivision plat proposes 14 single-family residential lots and street extension on approximately 29.65-acres zoned "RR" Rural Residential District. The subject property is located approximately ¼ mile northwest of the NW 120th Avenue and NW 128th Street intersection, within Section 31 of Jefferson Township.

TOWNSHIP: Jefferson **SEWER:** Individual Septic System **WATER:** Xenia Rural Water District

OWNER: Estate of Delbert L. Keubler **DEVELOPER:** GS Land Fellows, LLC

SURVEYOR/ENGINEER: LEE Chamberlin Consultant Engineers

Vicinity Map:



GENERAL NOTES

- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- 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.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- ROAD LOT A SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES. LOT B SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THE ROADWAY HAS BEEN IMPROVED AND ACCEPTED INTO THE POLK COUNTY SECONDARY ROAD SYSTEM BY THE POLK COUNTY BOARD OF SUPERVISORS.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL. THE IDNR STORM WATER DISCHARGE PERMIT WILL BE REQUIRED PRIOR TO GRADING OPERATIONS.
- THE MAJOR PROPERTY OWNER WILL BE RESPONSIBLE FOR REGULAR MAINTENANCE AND REPAIR OF THE DETENTION BASINS, DETENTION OUTLET FACILITIES AND DRAINAGEWAYS.
- ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROAD. ROAD LOT B
- NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE RIGHT-OF-WAY, EXCEPT FOR AN ENTRANCE, WILL REQUIRE A POLK COUNTY RIGHT-OF-WAY GRANT PERMIT.
- YOUNG WOODLAND AREAS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 50% AND MATURE WOODLAND AREAS AT A MINIMUM OF 75%.

COUNTY: POLK
 CITY: UNINCORPORATED
 LOCATION: ADA TO 12378 NW 128TH STREET
 MADRID, IA 50156

PROPERTY OWNER:
 ESTATE OF DELBERT L. KEUBLER
 OUTLOT "X" OF KEUBLER ESTATES PLAT 1
 MADRID, IA 50156

PROPERTY DEVELOPER:
 GS LAND FELLOWS, LLC
 CONTACT: MIKE SIEDSMA AND ANDREW LEE
 834 SW 46TH ST.
 ANKENY, IA 50023
 PH: 515-778-2104
 gslandfellowsgmail.com

PROFESSIONAL ENGINEER/SURVEYOR:
 LEE CHAMBERLIN CONSULTANT ENGINEERS
 10430 NEW YORK AVE, STE. C
 URBANDALE, IA 50322-3773
 PH: (515) 669-4188

ZONING CLASSIFICATION:
 ZONING: R-R
 MIN LOT WIDTH: 140 FT
 MAX BUILDING HEIGHT: 35'
 MAX BUILDING COVERAGE: 15%
 BUILDING SETBACKS:
 FY: 50'
 RY: 50'
 SY: 15'

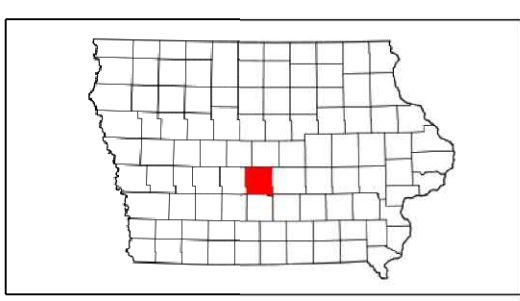
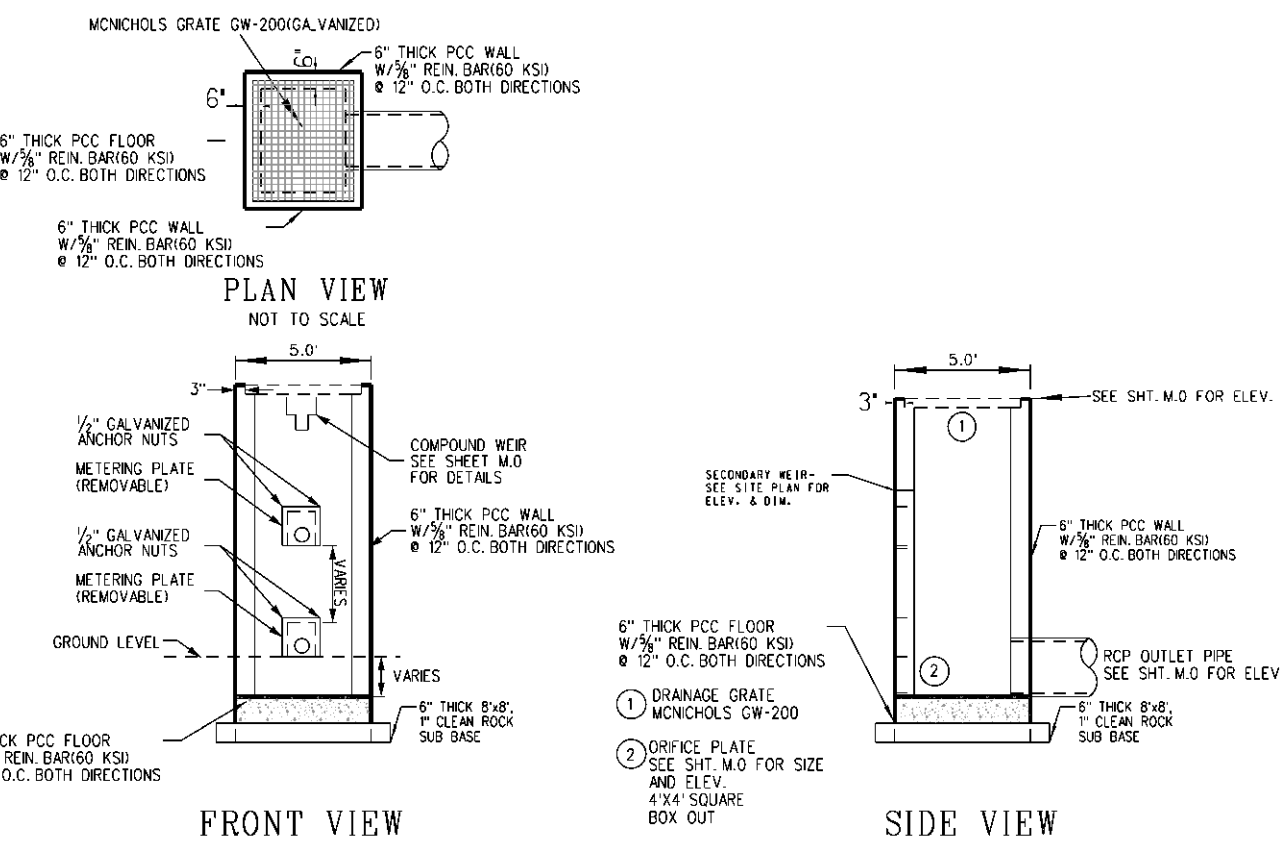
PROPOSED UTILITY SERVICES:
 WATER - XENIA RURAL WATER
 SANITARY SEWER - PRIVATE SEPTIC SYSTEM
 ELECTRIC - MIDAMERICAN ENERGY
 GAS SERVICE - BLACK HILLS
 FEMA FIRM MAP NUMBER 19153C0025F, ZONE X

- NOTES:
- LOT 2 PRIMARY RESIDENCE DRIVEWAY ACCESS SHALL BE LIMITED TO THE WEST PROPERTY LINE.
 - LOT 10 AND LOT 11 PRIMARY RESIDENCE DRIVEWAY ACCESS SHALL BE LIMITED TO THE EAST PROPERTY LINE.
 - LOT 1 PRIMARY RESIDENCE DRIVEWAY ACCESS SHALL BE LIMITED TO THE SOUTH PROPERTY LINE.
 - LOT 14 PRIMARY RESIDENCE DRIVEWAY ACCESS SHALL BE LIMITED TO THE NORTH PROPERTY LINE.
 - ALTERNATIVE SEPTIC SYSTEMS FOR LOTS 1-5 WILL DISCHARGE INTO CREEK OUTFLOW LOCATION AT THE NE CORNER OF LOT 2. AN EASEMENT WILL BE IDENTIFIED ON THE PLAT FOR LOTS 4 AND 5 ALONG EAST PLAT BOUNDARY.
 - ALTERNATIVE SEPTIC SYSTEMS FOR LOTS 6 AND 7 WILL DISCHARGE TO THE NORTH CREEK.
 - ALTERNATIVE SEPTIC SYSTEMS FOR LOTS 8-12 WILL DISCHARGE TO THE DRAINAGE DITCH ALONG THE WEST BOUNDARY.
 - ALTERNATIVE SEPTIC SYSTEMS FOR LOTS 13 AND 14 WILL DISCHARGE TO THE DRAINAGE EASEMENT.

LEGAL DESCRIPTION

OUTLOT "X" OF KEUBLER ESTATES PLAT 1, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

DETENTION BASIN OUTLET STRUCTURE(SPLD) DETAIL



**GRANT ACRES
 MAJOR PRELIMINARY PLAT
 POLK COUNTY, IOWA
 PROJECT NO. 21003**



LEGEND

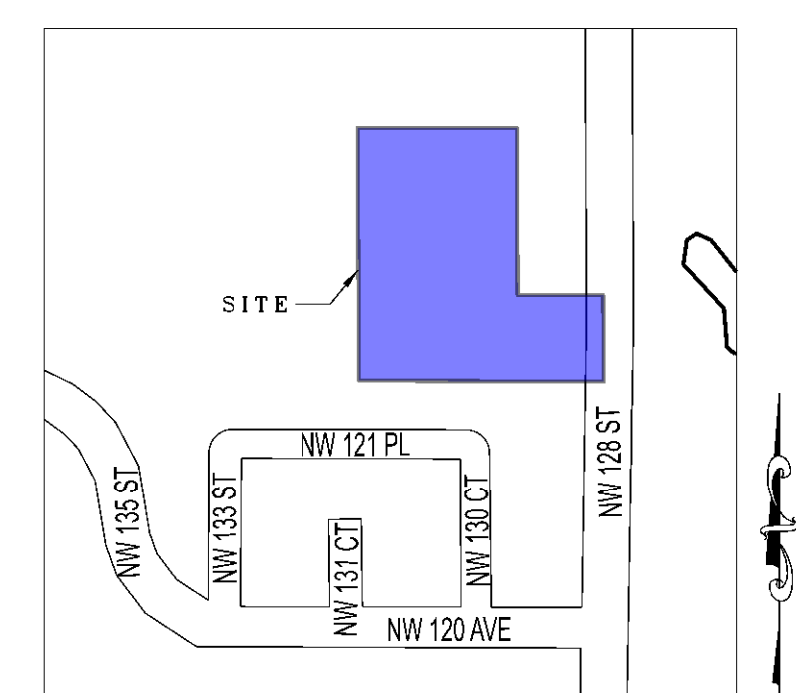
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- SECTION CORNER SET
- PROPERTY PIN FOUND
- PROPERTY PIN SET
- GPS MONUMENT
- BENCHMARK
- MONUMENT
- SOIL BORING
- TEST WELL
- MONITORING WELL
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- SEPTIC TANK
- CISTERN
- LIFT STATION
- STORM SEWER MANHOLE
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- FIRE HYDRANT
- YARD HYDRANT
- WATER VALVE
- POST INDICATOR VALVE
- VALVE PIT
- WATER METER
- PUMP
- METER STATION
- PUMP STATION
- WATER TANK
- WELL
- ELECTRIC MANHOLE
- ELECTRIC BOX
- TRANSFORMER PAD
- CURY WIRE
- FIBER OPTICS MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE BOOTH
- UNKNOWN MANHOLE
- UTILITY POLE
- DECIDUOUS TREE (EXISTING)
- DECIDUOUS TREE (REQUIRED)
- CONIFEROUS TREE (EXISTING)
- CONIFEROUS TREE (REQUIRED)
- SHRUB (EXISTING)
- SHRUB (REQUIRED)
- TREE REMOVAL REQUIRED
- STUMP
- PROPOSED PAVEMENT ELEVATION
- GRADE FLOW ARROW
- PIPE FLOW ARROW
- 100' PROPOSED CONTOURS
- 100' PROPERTY LINE
- CENTERLINE OF ROADWAY
- RIGHT-OF-WAY
- FENCE LINE
- CONSTRUCTION LIMITS
- SANITARY SEWER LINE
- STORM SEWER LINE
- STORM CULVERT PIPE
- REINFORCED CONCRETE PIPE
- DUCTILE IRON PIPE
- DI WATER LINE
- OVERHEAD ELECTRIC LINE
- OP UNDERGROUND ELECTRIC LINE
- E UNDERGROUND TELEPHONE LINE
- F FIBER OPTICS LINE
- FO HIGH PRESSURE GAS LINE
- HC LOW PRESSURE GAS LINE
- STEEL LUMINAIRE
- WOOD LUMINAIRE
- SIGN
- MALBOX
- BN PROPANE TANK

CURVE TABULATION

CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH	DELTA
C1	233.00	33.24	N85°41'49"W	33.21	08°10'26"
C2	233.00	84.19	N71°15'32"W	83.73	20°42'08"
C3	233.00	145.09	N45°04'09"W	142.75	35°40'38"
C4	233.00	28.04	N03°48'49"W	28.02	06°53'40"
C5	163.00	254.38	N45°04'30"W	229.34	89°25'03"
C6	28.00	23.68	N24°35'45"W	22.98	48°27'32"
C7	67.00	81.34	N14°02'50"W	76.43	69°33'21"
C8	67.00	80.57	N55°10'56"E	75.80	68°54'11"
C9	67.00	84.58	S54°12'03"E	79.08	72°19'52"
C10	67.00	77.33	S15°01'43"W	108.95	66°07'40"
C11	28.00	23.68	S23°51'47"W	22.98	48°27'32"
C12	198.00	309	N45°04'30"W	278.59	89°25'03"

LOT ACRES

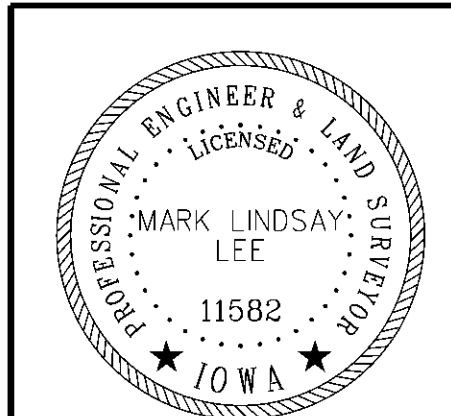
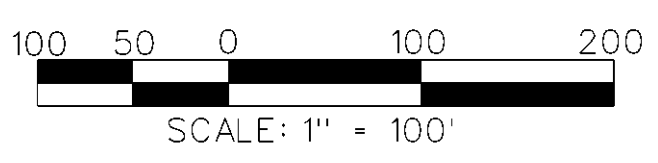
LOT	ACRES
LOT 1	1.863
LOT 2	1.687
LOT 3	1.285
LOT 4	1.288
LOT 5	1.287
LOT 6	3.961
LOT 7	3.916
LOT 8	1.351
LOT 9	1.401
LOT 10	1.648
LOT 11	2.254
LOT 12	1.546
LOT 13	1.482
LOT 14	1.533
LOT B	3.148
TOTAL	29.650



VICINITY SKETCH
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INDEX OF PAGES

PAGE NO.	DESCRIPTION
PP. 1.	COVER SHEET
PP. 2.	EXISTING CONDITIONS
PP. 3.	MASTER LAYOUT



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: _____ Date: _____
 Name: (Printed or typed) MARK L. LEE
 License Number: 11582
 My license renewal date is December 31, 2022.
 Pages or sheets covered by this seal: _____ ENTIRE SET

PROJECT BENCHMARK:

DATE	REVISION	BY

DESIGN START DATE:
 05-01-2021
 DATE PLOTTED:
 06-01-2021
 PRELIMINARY FIELD WORK COMPLETED:
 05-09-2021
 FIELD BOOK NO.
 2021-01

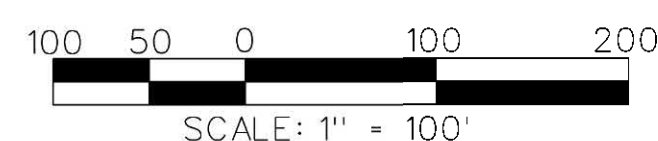
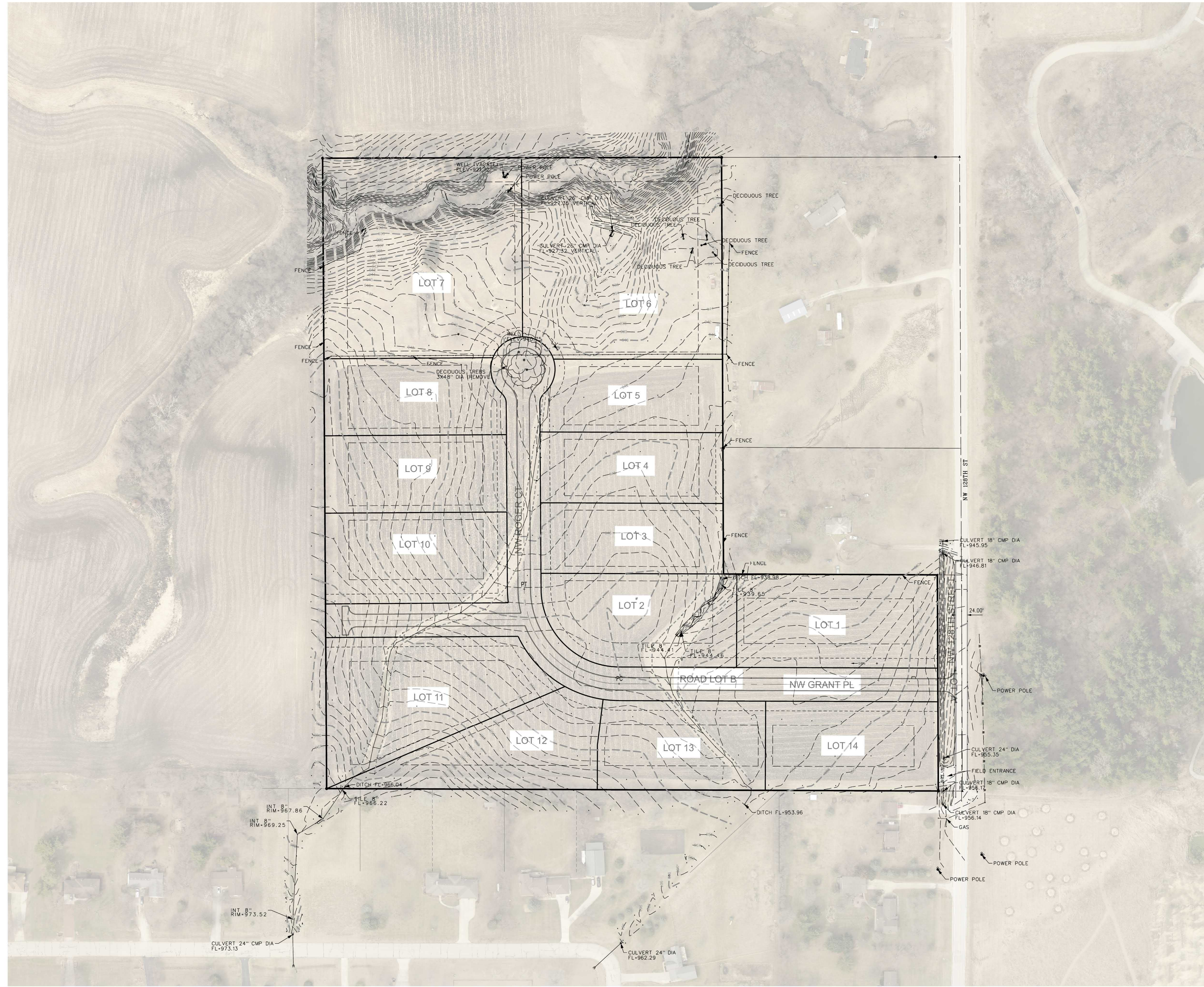
**GRANT ACRES
 MAJOR PRELIMINARY PLAT
 MADRID, POLK COUNTY, IOWA**

**CHAMBERLIN
 CONSULTANT ENGINEERS**

10430 New York Ave, Ste C
 URBANDALE, IA 50322-3773
 TELE: (515) 252-7457
 EMAIL ADDRESS:
 mlee@leechamberlinengineers.com

DRAWING TITLE:
COVER SHEET

DRAWN BY:
 PAL
 CHECKED BY:
 JCP
 DATE:
 06/23/2021
 JOB NO.
 21003
 SHEET
 PP. 1



DESIGN START DATE:
05-01-2021
DATE PLOTTED:
06-01-2021
PRELIMINARY FIELD
WORK COMPLETED:
05-09-2021
FIELD BOOK NO.
2021-01

GRANT ACRES
MAJOR PRELIMINARY PLAT
MADRID, POLK COUNTY, IOWA



10430 New York Ave, Ste C
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mlee@leechamberlinengineers.com

DRAWING TITLE:
**EXISTING
CONDITIONS**

DRAWN BY:
TAL
CHECKED BY:
JCF
DATE:
06/23/2021
JOB NO.
21003
SHEET
PP.2

