



## Springer Hills Plat 2 – Major Preliminary Plat

**Applicant:** Alycia Peterson & Sandra Roozeboom (Property Owners) represented by Shane Devick with Civil Engineering Consultants, Inc.

**Request:** Preliminary Plat Approval of a Major Subdivision Plat

**Legal Description:** The subject property is located in Part of the NW ¼, NE ¼ of Section 8, of Camp Township. Said parcel contains 9.81-acres±.

**General Location:** The subject property is located southeast of the SE 6<sup>th</sup> Avenue and SE 92<sup>nd</sup> Street intersection. The current address is 9277 SE 6<sup>th</sup> Avenue and identified as District/Parcel # 160/00768-039-109. (*Attachment 'A'*)

**Existing Zoning:** "RR" Rural Residential District

**Surrounding Zoning:**

**North:** "RR" Rural Residential District

**South:** "RR" Rural Residential District

**East:** "RR" Rural Residential District

**West:** "RR" Rural Residential District

**Waiver Request:** **1.** *No residential block shall be longer than 1,320-feet or twelve (12) times the minimum lot width for the district, whichever is less, unless the Zoning Commission approves a longer distance in a Neighborhood Access Plan.*

### **GENERAL COMMENTS:**

This preliminary plat (*Attachment 'B'*) proposes five (5) single-family residential lots on one (1) parcel totaling approximately 9.81-acres and zoned "RR" Rural Residential District. The subject property has one (1) existing single-family home located at 9277 SE 6<sup>th</sup> Avenue, with a majority of the parcel utilized as an agricultural field. The existing home and accessory structures would be located on proposed Lot 1. Both Lot 1 and Lot 2 will have frontage along SE 6<sup>th</sup> Avenue, with Lot 2 configured as a corner lot with additional frontage to the west along SE 92<sup>nd</sup> Street. Lots 3-5 would have frontage along SE 92<sup>nd</sup> Street. The proposed subdivision is being completed in

accordance with the standard development option meeting the minimum lot width of 140-feet in the “RR” District. The “RR” District requires a minimum lot size of 40,000 square feet with minimum setback requirements of 50-feet for the front and rear setback and a minimum side yard setback of 15-feet. Lot 2 will have two (2) front setbacks due to its configuration as a corner lot. . Each lot has a maximum building coverage of 15%. The proposed lots range in size from 1.69-acres to 2.20-acres.

The subject property is located outside of the floodplain within Zone X, as identified on FEMA FIRM Map #19153C0385F. The topography of the site varies with a high point elevation of 924–feet along the northeastern portion of the property and a low point elevation of 890–feet within the southeastern corner of the property. There are existing woodlands located primarily along the northern and eastern property boundaries as well as scattered throughout the existing homestead site located on proposed Lot 1.

A eight (8) inch water main currently exists along the north side of SE 6<sup>th</sup> Avenue and a four (4) inch water main along the west side of SE 92<sup>nd</sup> Street having Des Moines Water Works (DMWW) as the service provider. DMWW has responded that there will be adequate water available for four (4) additional 1-inch service connections. The proposed lots will be served by on-site wastewater treatment systems. There are existing MidAmerican steel highline utility poles located adjacent to the subject property and running along the western side of SE 92<sup>nd</sup> Street and the southern side of SE 6<sup>th</sup> Avenue.

The surrounding properties to the north, east, south and west are zoned “RR” Rural Residential District. The lots to the east and west comprise of estate lots with existing single-family residential homes. The adjacent property to the south is comprised of an electrical substation owned by MidAmerican.

The proposed subdivision plat will require a waiver from the following requirement:

- No residential block shall be longer than 1,320-feet or twelve (12) times the minimum lot width for the district, whichever is less, unless the Zoning Commission approves a longer distance in a Neighborhood Access Plan.

The Applicant has requested a waiver from this standard. Please see *Attachment ‘C’* for the submitted waiver request.

The property lies within the two-mile review authority of the City of Pleasant Hill. The Applicant’s representative will need to work with the City of Pleasant Hill regarding their review of the Preliminary Plat. The certified resolution will need to be included with the legal platting documents at the time of recording.

**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 number of lots created in the  $\frac{1}{4}$ ,  $\frac{1}{4}$  Section and the requested waiver. 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. The current layout would require a waiver from the block length requirement.

The staff review took into careful consideration the intersection of SE 92<sup>nd</sup> Street and SE 6<sup>th</sup> Avenue and the potential for future neighborhood connectivity. There are constraints for future development in this area including existing platted lots adjacent to the east, an existing pond and the MidAmerican substation located adjacent to the south. These constraints limit the ability to make significant future street connections, and make street connectivity less viable. It is not anticipated that the adjacent properties to the south and east will be further subdivided to create a need for street connectivity, further supporting the requested proposal without street extensions.

**RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of Springer Hills Plat 2, as well as the requested waiver to the maximum block length standard. The limited options for future street connectivity in this area due to the constraints identified above provided support towards the waiver request.

**Attachment 'A'**

**Springer Hills Plat 2  
Preliminary Plat**

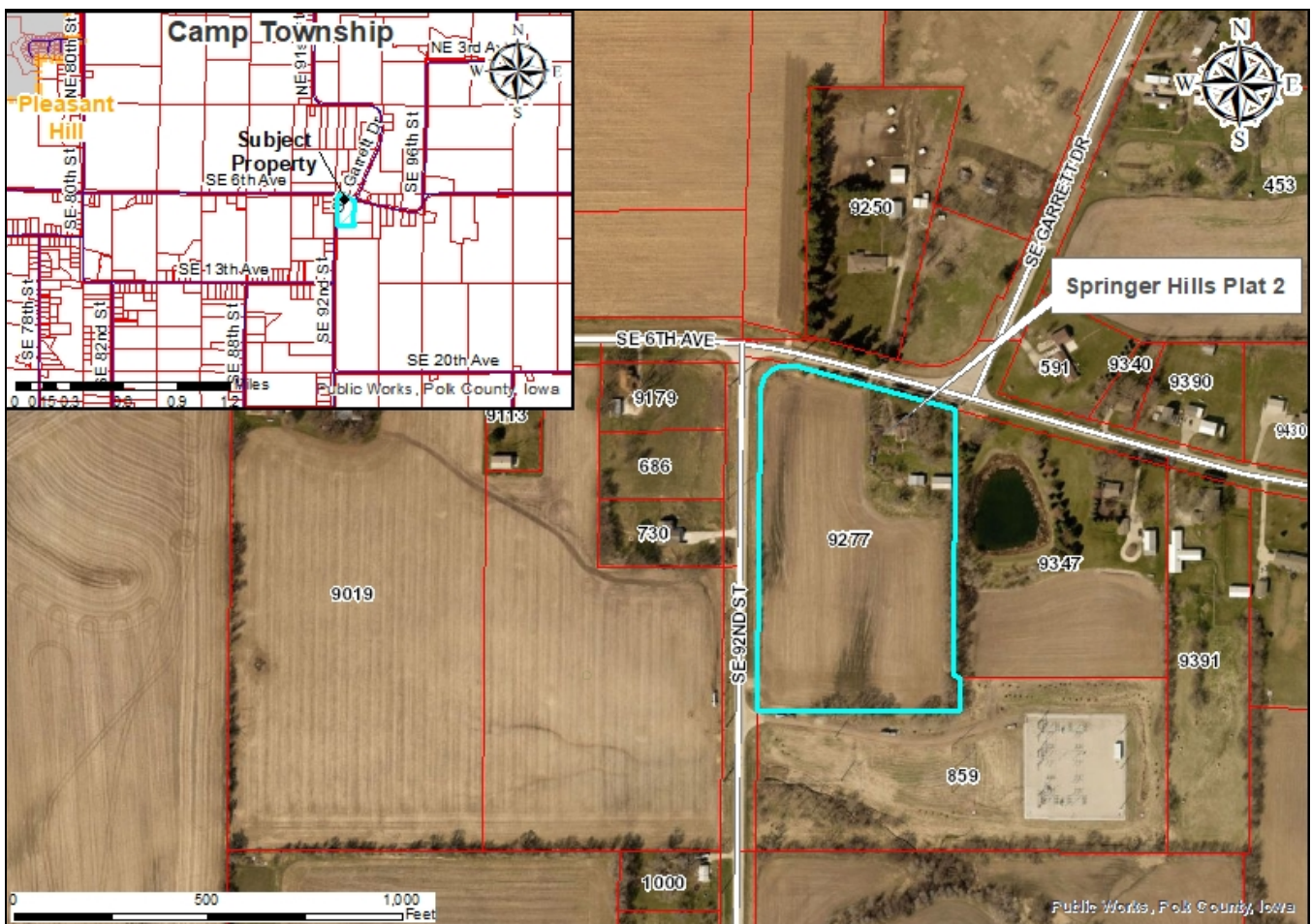
**PLAT INFORMATION:** This major subdivision plat proposes five (5) single-family residential lots on approximately 9.81 acres of land zoned "RR" Rural Residential District. The subject property is addressed as 9347 SE 6<sup>th</sup> Avenue, Runnells and located southeast of the SE 6<sup>th</sup> Avenue and SE 92<sup>nd</sup> Street intersection within Section 8 of Camp Township.

**TOWNSHIP:** Camp                      **Water:** DMWW                      **SEWER:** Individual Wastewater Systems

**OWNERS/DEVELOPER:** Alycia Peterson & Sandra Roozeboom

**SURVEYOR/ENGINEER:** Civil Engineering Consultants, Inc.

Vicinity Map:





MAJOR PRELIMINARY PLAT

# SPRINGER HILLS PLAT 2

## POLK COUNTY, IOWA

ALYCIA PETERSON & SANDRA ROOZEBOOM 9347 SE 6TH AVE RUNNELLS, IOWA 50237-2055

**UTILITY SOURCES**

WATER - DES MOINES WATER WORKS  
SANITARY - ON-SITE SEPTIC SYSTEMS

**ZONING**

RR - RURAL RESIDENTIAL DISTRICT

**LAND USE**

SINGLE FAMILY RESIDENTIAL

**NOTES**

- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SITE OF ROADWAYS MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- THE MAINTENANCE OF ALL DRAINAGE AND PONDING EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL CULVERTS USED FOR CROSSING DRAINAGE EASEMENTS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- POST-DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OF PROPERTIES.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- SOIL ANALYSIS WILL BE REQUIRED FOR ANY FUTURE SEPTIC SYSTEMS. A LICENSED ENGINEER IS REQUIRED TO INSTALL SUCH SYSTEM. UV LIGHTS MAY BE REQUIRED FOR ANY SYSTEMS WHICH DISCHARGE INTO OR AROUND THE POND.
- MAILBOXES WITHIN POLK COUNTY 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.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- 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.
- ANY NEW 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.

**ACCESS LOCATION**

LOT 1 & 2 NO ACCESS IS PERMITTED TO SE 6TH AVENUE WITHIN 150 FEET OF THE NE & NW LOT CORNER AND NO ACCESS IS PERMITTED TO SE 12nd AVENUE WITHIN 150 FEET OF THE NORTHWEST LOT CORNER

**OWNER/APPLICANT**

ALYCIA PETERSON & SANDRA ROOZEBOOM  
9347 SE 6TH AVE  
RUNNELLS, IOWA 50237-2055  
(515)244-0517

**LEGAL DESCRIPTION**

LOT 3, SPRINGER HILLS PLAT 1, AN OFFICIAL PLAT, POLK COUNTY, IOWA THAT CONTAINING 9.81 ACRES MORE OR LESS

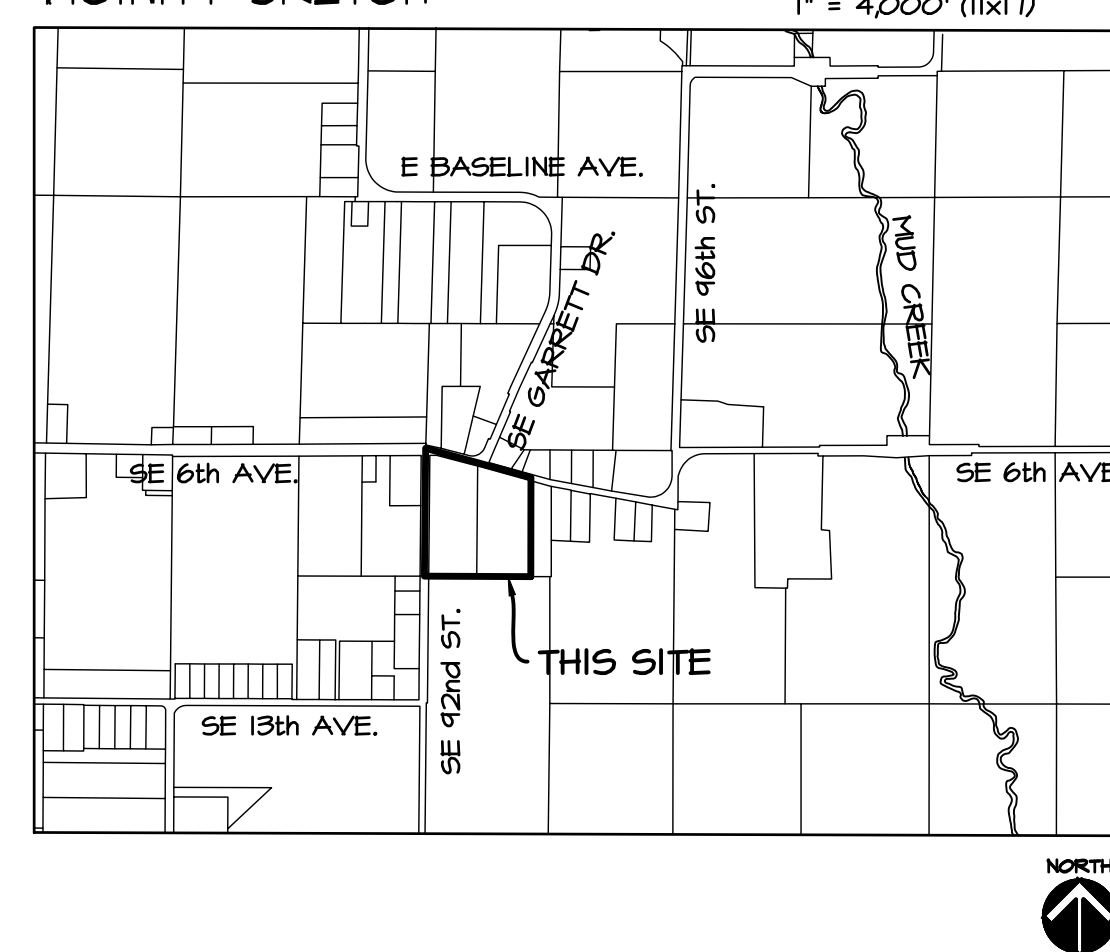
**FIRM MAP DESIGNATION**

ZONE "X" - AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN  
MAP NO. 19153C0385F MAP REVISED FEBRUARY 01, 2019

**BULK STANDARDS**

LOT SIZE = 40,000 SF  
LOT WIDTH = 140'  
FRONT SETBACK = 50'  
SIDE SETBACK = 15'  
REAR SETBACK = 50'  
MAX. BUILDING HEIGHT = 35'  
MAX. BUILDING COVERAGE = 15%

**VICINITY SKETCH**



1" = 2,000' (22x34)  
1" = 4,000' (11x17)

**LEGEND**

- — — — — PROPERTY BOUNDARY
- — — — — ADJACENT LOT LINES
- — — — — PROPOSED TRANSMISSION LINES
- — — — — BUILDING SETBACK / EASEMENT LINE
- — — — — SILT FENCE
- — — — — EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- — — — — EXIST. WATER MAIN
- — — — — EXIST. FIBER OPTIC
- — — — — EXIST. STORM SEWER/CULVERT W/ F.E.S.
- — — — — PROPOSED STORM SEWER W/ F.E.S.
- — — — — EXIST. GAS MAIN
- — — — — EXIST. UNDERGROUND ELECTRIC
- — — — — NATURAL GAS LIQUIDS PIPELINE
- ▲ FOUND SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. W/ ORANGE CAP #12265 UNLESS NOTED OTHERWISE
- PROPOSED PROPERTY CORNER
- I.R. IRON ROD
- G.P. GAS PIPE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE ADDRESS

**CERTIFICATION**

PROFESSIONAL LAND SURVEYOR  
 PATRICK J. SHEPARD  
 12265  
 IOWA

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.

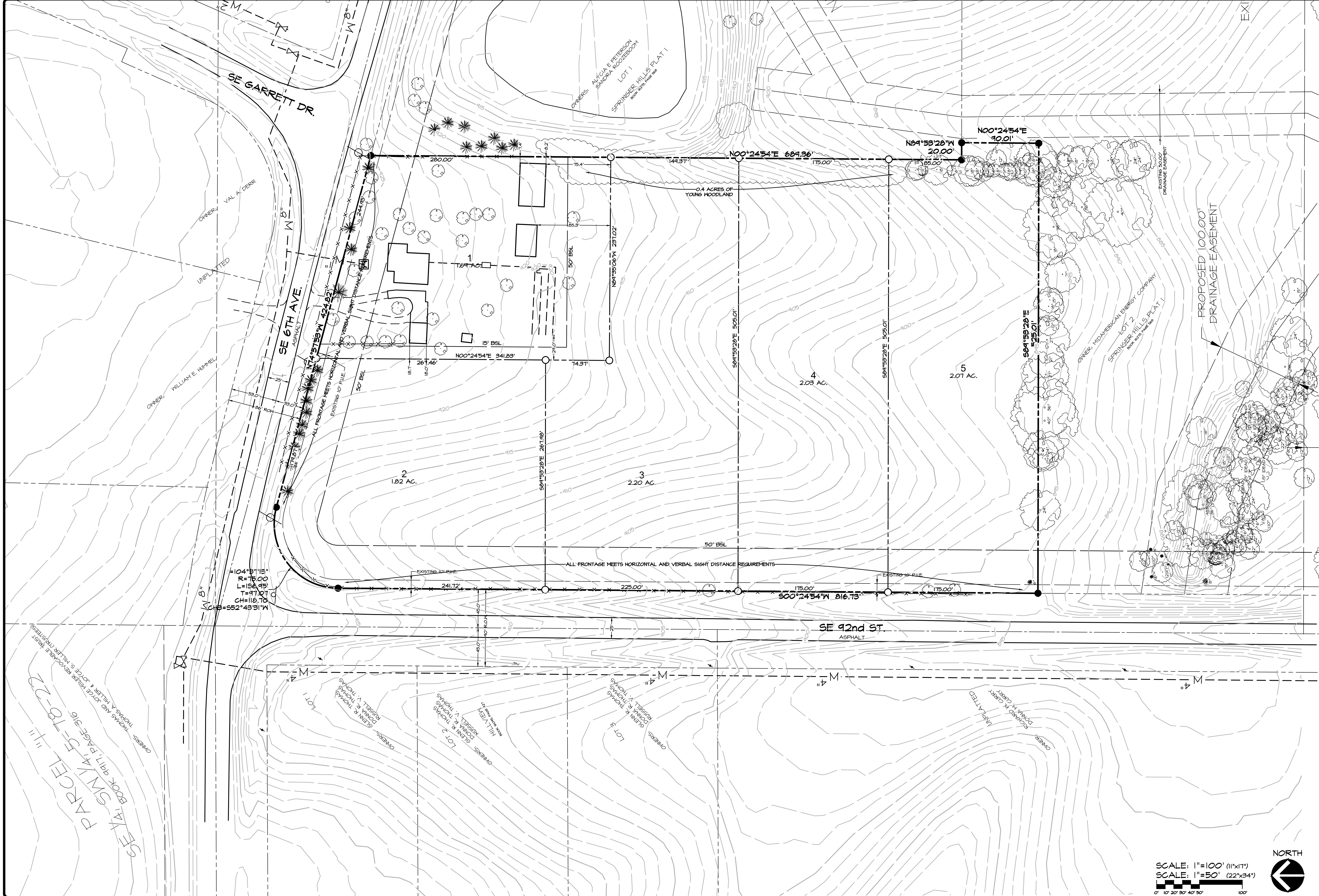
PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

DATE:	3RD SUBMITTAL	2ND SUBMITTAL	08-10-2021
DATE OF SURVEY:	DESIGNED BY: ANP		
DRAWN BY:	JAG		

**SPRINGER HILLS PLAT 2**  
 9277 SE 6TH AVENUE, RUNNELLS, IA 50237  
**COVER**

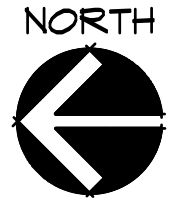
Q:\FILES\8-90018643\_C3D Drawings\Plat\ES&S (01) PP.dwg, 8/10/2021, 3:45:29 PM, mmorgan, 1:1



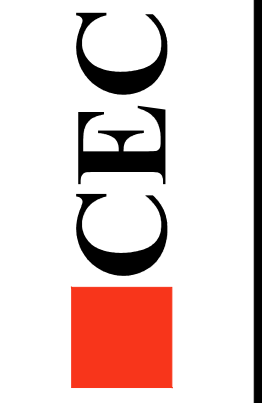


$\Delta = 104.5713"$   
 $R = 75.00$   
 $L = 156.45$   
 $T = 97.07$   
 $CH = 116.70$   
 $CB = 552.4331"$

SCALE: 1"=100' (11"x17")  
 SCALE: 1"=50' (22"x34")



Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa 50322  
 515.276.4884 · mail@cecinc.com



DATE:	3RD SUBMITTAL
1ST SUBMITTAL	2ND SUBMITTAL
DATE OF SURVEY:	08-10-2021
DESIGNED BY:	ANP
DRAWN BY:	JAG

**SPRINGER HILLS PLAT 2**  
 9277 SE 6TH AVENUE, RUNNELLS, IA 50237  
**PRELIMINARY PLAT**

SHEET  
 OF 6  
 E-8643



**Attachment 'C'**



Civil Engineering Consultants, Inc.

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8-9-21

Polk County Public Works  
5885 NE 14<sup>th</sup> Street  
Des Moines, IA 50313  
Attn: Land Use Planning Coordinator

RE: BLOCK LENGTH WAIVER  
SPRINGER HILLS PLAT 2

Hello Jennifer,

For the proposed Springer Hills Plat 2, we would respectfully request a waiver for Polk County Subdivision Ordinance, Subdivision Plat Design Standards, Section 18. Blocks (A) which specifies blocks not be longer than 1320 feet.

There are no proposed new streets with this plat.

A Mid American Energy substation property is to the east and south of this property. Other properties to the east are large existing homesteads. A through street connection will not be necessary. The large proposed lots are conducive with the surrounding existing properties.

Please consider a waiver to the maximum block length.

Feel free to contact me should you have any questions or concerns.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

A handwritten signature in black ink that reads 'Shane Devick'. The signature is written in a cursive, flowing style.

Shane J. Devick, P.E.