

Polk County Zoning Commission

Monday, October 25, 2021

Staff Report



Runnells 66 – Major Preliminary Plat

Applicant: Land Concepts, LLC (Property Owner/Applicant)
Bradley Cooper, Cooper Crawford & Associates (Engineer)

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: A part of the West ½ of the Northeast ¼ of Section 21, Township 78 North, Range 22 West of the 5th P.M., Polk County, Iowa, that is more particularly described as follows:

Commencing at the North ¼ corner of Section 21, Township 78 North, Range 22 West of the 5th P.M., Polk County, Iowa; thence S00°29'38"E, 85.00 feet along the West line of the Northeast ¼ of said Section 21, to the South right-of-way line of SE 32nd Avenue, as it is presently established, and to the Point of Beginning; thence S73°24'34"E, 261.70 feet along said South right-of-way line; thence N89°21'18"E, 1082.32 feet along said South right-of-way line, to the East line of the West ½ of the Northeast ¼ of said Section 21; thence S00°21'16"E, 1505.88 feet along said East line; thence S89°47'39"W, 1328.81 feet to the West line of the Northeast ¼ of said Section 21; thence N00°29'38"W, 1573.23 feet along said West line, to the South right-of-way line of SE 32nd Avenue, and to the Point of Beginning.

General Location: The subject property is addressed as 10118 SE 32nd Avenue, and is located on the south Side of SE 32nd Avenue approximately one-quarter (1/4) of a mile west of the intersection of SE 32nd Avenue and SE 104th Street (*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 one thousand three hundred and twenty (1320) 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 three (3) building lots for single-family residential structures on an existing 46.067-acre parcel. Lot 1 is proposed to be 7.00 acres, Lot 2 is proposed to be 9.11 acres, and Lot 3 is proposed to be 29.97 acres in area. Each lot will meet the 140-foot minimum lot width, and will exceed the 40,000 square-foot minimum lot size for the "RR" Rural Residential District. Minimum setbacks for each lot will be 50-foot front and rear yard setbacks, and fifteen (15) foot side yard setbacks.

The subject property features steady slopes throughout, and will most likely require grading work in order to establish development pads, but does not appear to have slopes that cannot be overcome. The property has a high point of approximately 888-feet near the southwestern of the property, and low-points of approximately 820 feet at the northeastern corner of the property. The property is mostly void of trees, though there is a tree grove approximately 30,000 square feet in area in what would become the center of Lot 2. There is also a natural drainage way in the northeaster quarter of the property that may warrant a drainage easement (as was addressed by Engineering review comments).

Water service will be provided by Des Moines Water Works (DMWW) via a 4-inch water main located on the South side of SE 32nd Avenue. Des Moines Water Works has indicated there is sufficient water capacity for three (3) new residential dwellings. The proposed dwellings will be served by on-site septic systems. Each property will gain access from SE 32nd Avenue, which is a paved county-maintained roadway. No new roadway improvements are proposed with this subdivision.

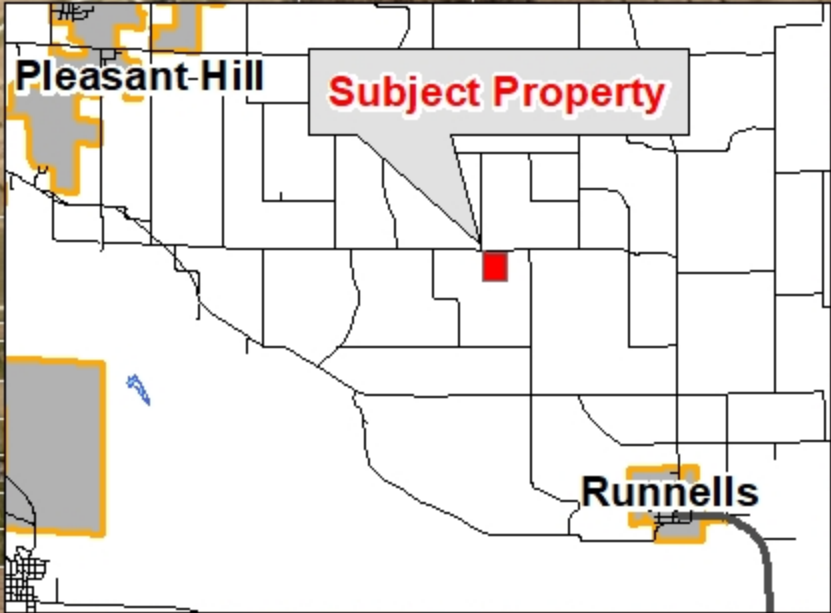
STAFF REVIEW:

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 because it requires a block-length waiver, as there is greater than 1,320 feet between proposed roadways. The applicant has submitted a waiver request letter, which is included with this report as *Attachment 'C'*. In summary, the applicants request the subdivision waiver because the intent is for three single-family residential lots, and while Lot 3 may support additional lots in the future, the dedication of a roadway will be the responsibility of that developer. Lot density, dimensions, frontage, and access have been reviewed, and meet all Polk County Zoning and Subdivision Requirements. 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.

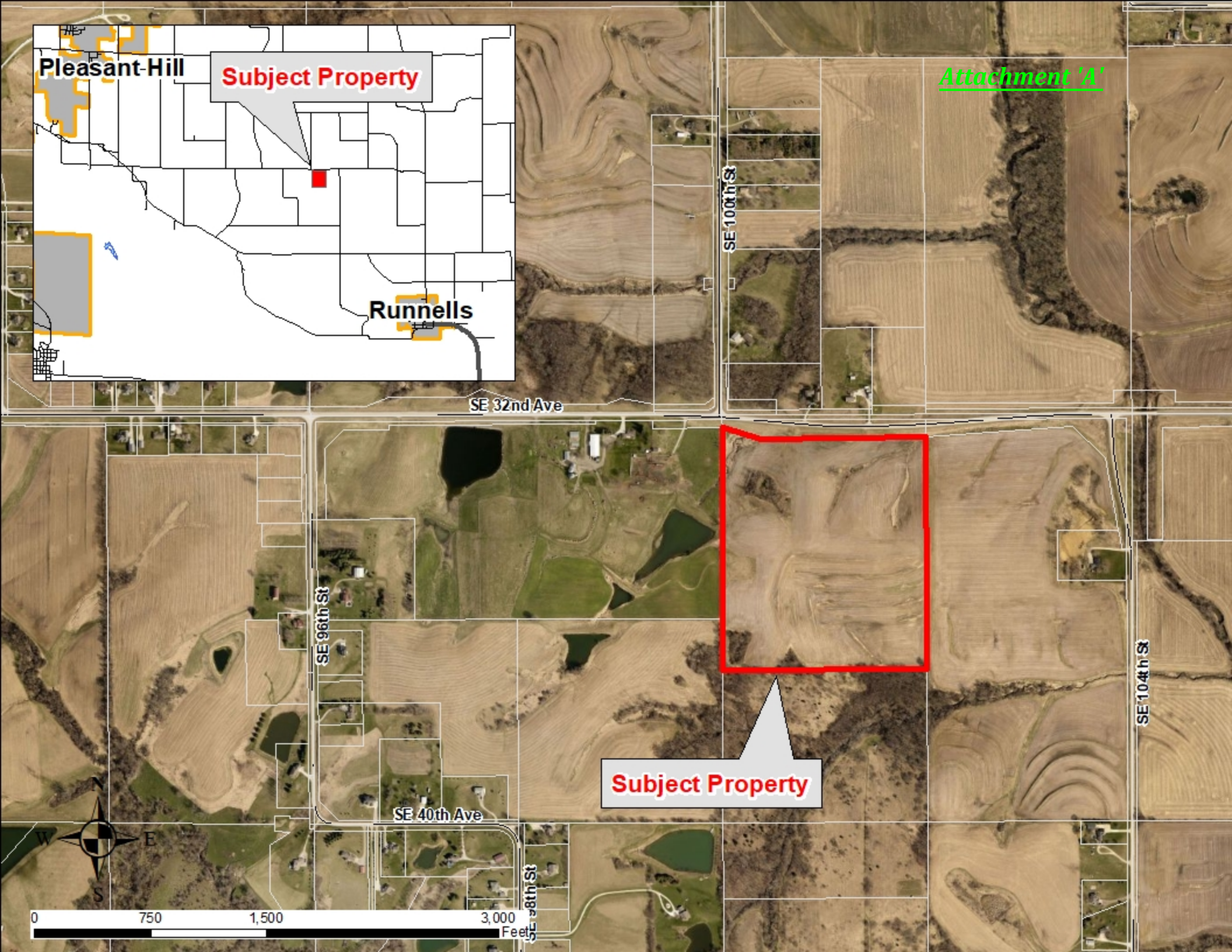
Staff has reviewed the layout of the proposed subdivision and the requested waivers. Due to topographic challenges on the subject property as well as the property to the south, further development which would require through-streets does not seem likely at this time. The 150-foot frontage of Lot 3 onto SE 32nd Avenue would provide enough width for a future public street extension and accompanying right-of-way if required at the time of future development.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Runnells 66, as well as the requested block length waiver.



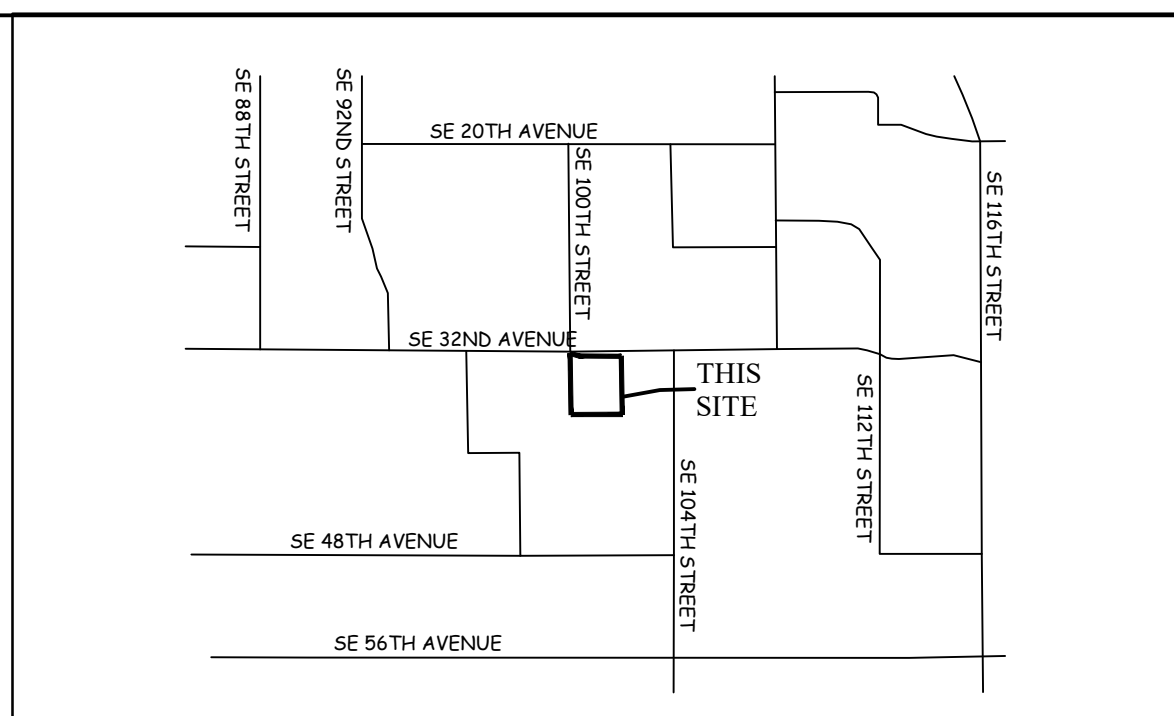
Attachment 'A'



INDEX LEGEND

Attachment 'B'

LOCATION : W 1/2 NE 1/4 SEC. 21-78-22
 ADDRESS: 10118 SE 32ND AVENUE, RUNNELLS, IA 50237
 REQUESTOR: LAND CONCEPTS, LLC
 PROPRIETOR: LAND CONCEPTS, LLC
 SURVEYOR: KEVEN J. CRAWFORD
 SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
 475 S. 50th STREET, SUITE 800
 WEST DES MOINES, IOWA 50265
 RETURN TO : KEVEN J. CRAWFORD



VICINITY SKETCH

NORTH SCALE: 1"=2,000'



NOTES

- Any work in R.O.W. will require a Polk County R.O.W. grant permit
- Any new entrances will require a Polk County Entrance permit
- 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 owner.
- 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.
- 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.

UTILITIES

MIDAMERICAN ENERGY
 GAS - 888-427-5632
 ELECTRIC - 888-427-5632

CENTURYLINK
 800-244-1111

POLK COUNTY PUBLIC WORKS
 KYLE RILEY
 515-875-5507

WATER SUPPLY
 DES MOINES WATER WORKS
 BRYAN POLLPETER
 515-323-6204

WASTEWATER
 SEPTIC

FLOOD HAZARD INFORMATION

MAP #19153C0395F DATED: 02/01/2019
 NO FLOOD HAZARDS SHOWN IN THIS AREA.

RUNNELLS 66

PRELIMINARY PLAT

PREPARED FOR

LAND CONCEPTS, LLC
 12119 STRATFORD DRIVE, SUITE B
 CLIVE, IOWA 50325
 STEVE BRUERE
 PHONE:515-240-7500
 EMAIL: STEVE@PEOPLES COMPANY.COM

LEGAL DESCRIPTION

A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE S00°29'38"E, 85.00 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, TO THE SOUTH RIGHT-OF-WAY LINE OF SE 32ND AVENUE, AS IT IS PRESENTLY ESTABLISHED, AND TO THE POINT OF BEGINNING; THENCE S73°24'34"E, 261.70 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE N89°21'18"E, 1082.32 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°21'16"E, 1505.88 FEET ALONG SAID EAST LINE; THENCE S89°47'39"W, 1328.81 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N00°29'38"W, 1573.23 FEET ALONG SAID WEST LINE, TO THE SOUTH RIGHT-OF-WAY LINE OF SE 32ND AVENUE, AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 46.067 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

RR - RURAL RESIDENTIAL DISTRICT

SURVEYOR'S NOTES

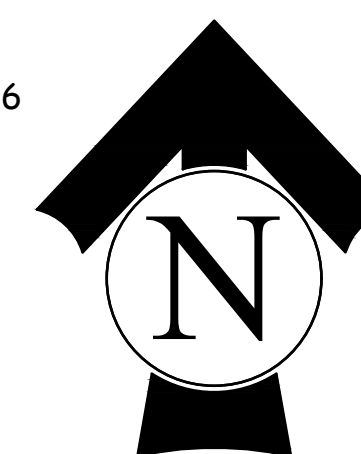
- THIS SURVEY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- BEARINGS ARE BASED ON AN ASSUMED BEARING.
- FIELD WORK COMPLETED ON JUNE 4, 2021.

CERTIFICATION

	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.
	BRADLEY R. COOPER IOWA LICENSE NO. 12980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
	PAGES OR SHEETS COVERED BY THIS SEAL: This sheet only

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER AS NOTED
- SET CORNER 5/8" IR W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT



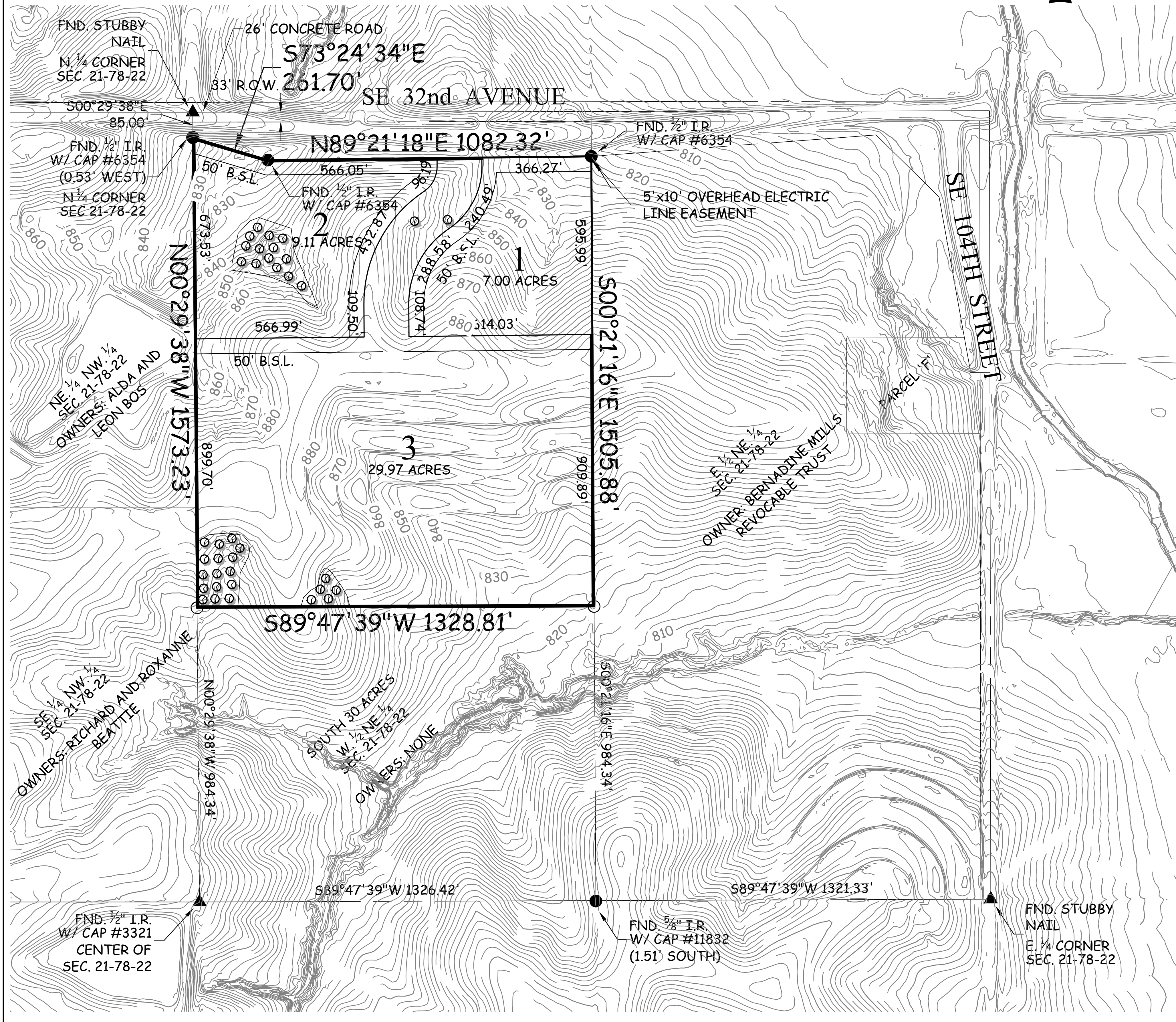
COOPER CRAWFORD

& ASSOCIATES, L.L.C.
 CIVIL ENGINEERS

475 S. 50th Street, Suite 800, West Des Moines, IA 50265
 Phone: (515) 224-1344 Fax: (515) 224-1345

0 200 400
 SCALE: 1"=200'
 DATE: 10-19-2021

JOB NUMBER
 CC
 2498



Attachment 'C'

Runnells 66 Block Length Waiver Request

October 18th, 2021

Polk County Zoning Commission

5885 NE 14th Street

Des Moines, IA 50313

Dear Members of the Zoning Commission,

On behalf of the owner Land Concepts, LLC we are requesting that the Commission grant a Block Length Waiver. Section 18(A) of the Polk County Subdivision Ordinance states that no residential block shall be longer than 1,320 feet, or 12 times the minimum lot width for the district, whichever is less. On behalf of the owner we are requesting that this requirement be waived for Runnells 66 for the following reason:

The intent is to sell Lot 3 as a single-family residential area. If the current or future owners wish to develop the land further, a road will have to be built on the South side of the plat.

Thank you for your consideration,

Matthew Hovda