



Jennings Subdivision – Preliminary Plat

Applicants:

Linda Brink (Property Owner/Developer), represented by Elara Jondle with A. Leo Pelds Engineering Co.

Request:

Preliminary plat approval of a major subdivision plat creating three (3) single-family residential lots and one (1) outlot

Legal Description:

The subject property is located in the SE ¼ of Section 26, of Franklin Township containing 58+ acres.

General Location:

The subject property is located northwest of the NE 78th Avenue and NE 112th street intersection and northeast of the NE 78th Avenue and NE 109th Street intersection. The property has an address of 11188 NE 78th Avenue, Mitchellville, 50169. (*Attachment 'A'*)

Existing Zoning:

“ER” Estate Residential District

“AG” Agricultural District

Surrounding Zoning:

North “ER” Estate Residential District

East “AG” Agricultural District

South “AG” Agricultural District

West “ER” Estate Residential District

GENERAL COMMENTS:

This preliminary plat proposes three (3) single-family residential lots and one (1) outlot on approximately 58-acres. The subject property includes one (1) tax parcel with an existing residence addressed as 11188 NE 78th Avenue, Mitchellville. The subject property is a rectangular shaped parcel with frontage along three public streets being located northwest of the NE 112th Street and NE 78th Avenue intersection and located northeast of the NE 109th Street and NE 78th Avenue intersection. The property extends north approximately 1,311-feet along the NE 112th Street frontage, it extends westerly approximately 2,240-feet along the NE 78th Avenue frontage and it extends northeasterly approximately 1,222-feet along the NE 109th Street frontage. A vicinity map of the subject property and surrounding area can be found at the end of this report as *Attachment A*. The subject property contains an existing single-family dwelling that has been located on the subject property since 1972 according to County records. The dwelling is

considered non-conforming due to the existing 24-foot setback from the east property line. An approved variance is on file within docket 17/6294 allowing the existing attached deck at a 33-foot front yard setback along NE 112th Street and a 33.5-foot front yard setback along NE 78th Avenue. The western 13 acres of the subject property was rezoned from "AG" to "ER" on February 27, 2018 receiving a 5-0 vote of approval by the Board of Supervisors. The remaining approximately 45-acres of the subject property is zoned "AG" Agricultural District. Surrounding properties are primarily zoned "ER" Estate Residential District adjacent to the north and west of the subject property. Adjacent properties to the east and south are zoned "AG" Agricultural District with existing farm fields and a few existing single-family residences. The subject property is located approximately 1.5 miles east of the City of Bondurant and approximately 1.7 miles north of the City of Mitchellville City Limits.

The plat proposes three (3) lots to include one lot in the southeast corner for the existing dwelling, zoned "AG", and the creation of two (2) new lots along NE 109th Street zoned "ER". The proposed lots meet the minimum lot width requirements including a minimum lot width of 225-feet in the "ER" Estate Residential District and 140-feet in the "AG" Agricultural District for the cluster development option. Debris exists on the western portion of the property from the partial demolition of a single family home on proposed Lot 2. Multiple corn bins and accessory structures remain near this location. Complete demolitions and building relocations will need to be completed for the noted buildings. No waivers are being requested. A layout of the proposed development is included as *Attachment 'B'*.

The topography of the site is gently rolling with a relatively flat grade and a high point of 900-feet identified within the southwest corner of the property that continues along the southern quarter of the property. The low point is 860-feet located along the defined drainage way boundary that dissects the property along the western 13-acres. The majority of the property meets an elevation of approximately 880-feet. The subject property is not located in the 100-year flood plain, designated as Zone X, as identified on FEMA FIRM Map #19153C0235F and #19153C0275F. Significant tree cover exists along the drainageway and along the western extent of the property and the remainder of the property is primarily utilized for agricultural land. The drainageway within Lots 1 & 2 covers approximately 2.24-acres. The site contains a significant amount of existing woodlands, including approximately 7.31 acres of mature woodlands. A minimum of 75% of all mature woodlands must be protected.

All frontage streets are paved, two-lane, local roads maintained by Polk County. The subject property has access along the south parcel boundary onto NE 78th Avenue for the existing dwelling. The property also has a western frontage along NE 109th Street with two existing access points. No new street extensions or street lots are proposed. Water service is provided by Des Moines Water Works (DMWW). A two and one-half inch (2 ½ ") water main currently exists along the west side of NE 109th Street. Des Moines Water Works is currently coordinating with the City of Bondurant on a water infrastructure improvement project to increase capacity within this area of Polk County. DMWW has responded that once this project is completed there will be adequate water available for two (2) additional 1-inch connections. The water wheeling project is currently being constructed and is about 45 to 60 days behind their original schedule for completion. The final plat will not be approved for recording until DMWW can confirm that the water wheeling

project construction has been approved. Sanitary sewer is not available and all lots will be served by individual wastewater treatment systems to be designed and installed at time of future home construction.

STAFF REVIEW:

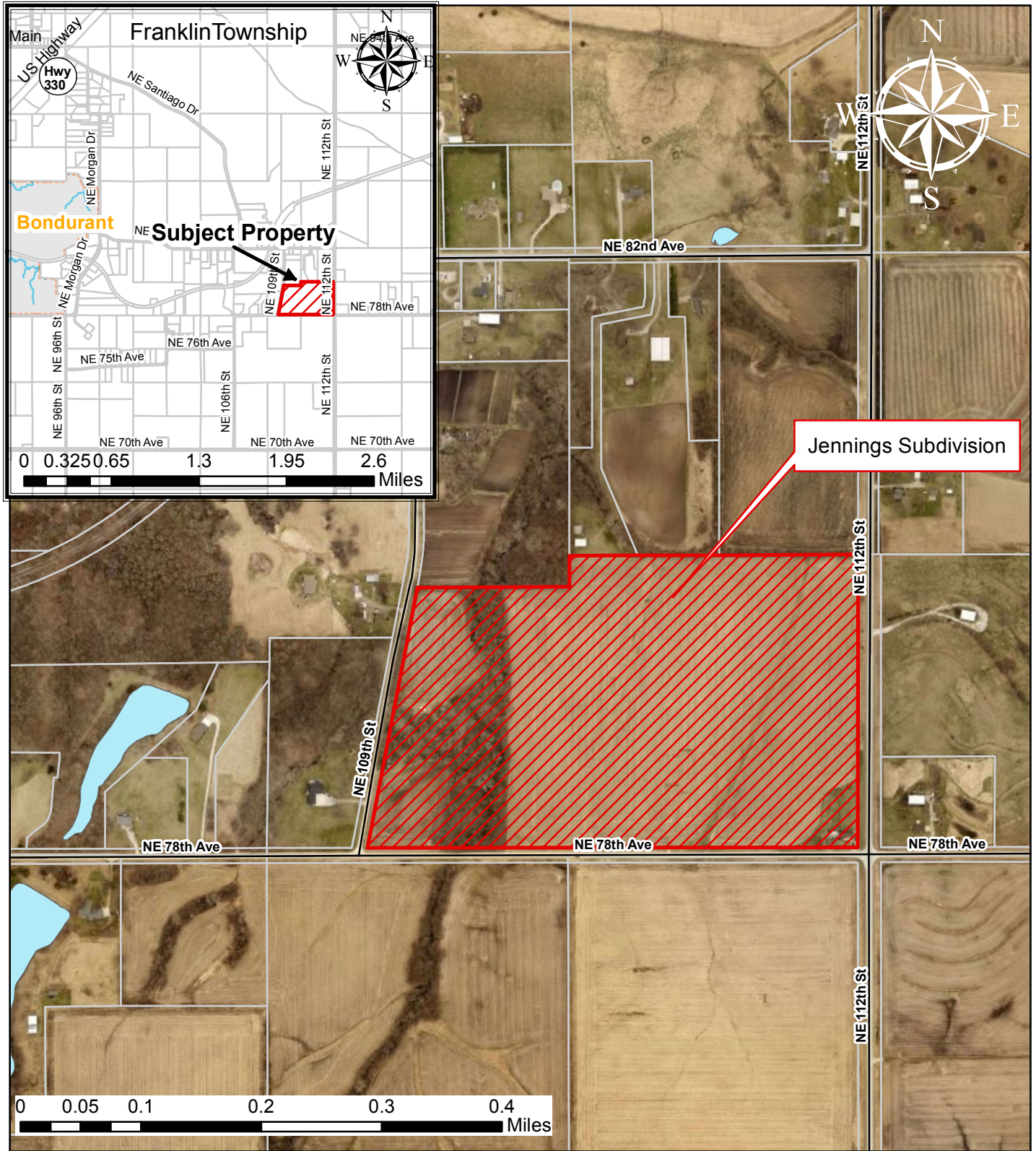
Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances as a major subdivision plat submittal. Lot density, dimensions, frontage, access, and potential waivers have been reviewed. Pending approval, re-submittals will be needed in order to address staff comments. At this stage, the Commission's action would affirm, deny, or amend the overall plat layout. Staff will continue to work with the owner and project engineer to resolve remaining comments. Once all comments have been addressed, the preliminary plat may be forwarded to the Board of Supervisors for their approval. Once the preliminary plat is approved, the final plat may be submitted for staff review. The final plat will not come before the Zoning Commission.

This plat is within the two-mile extraterritorial review jurisdiction of both Bondurant and Mitchellville, and these jurisdictions may choose to waive their review or review this subdivision through their processes. Staff notified Bondurant and Mitchellville of the preliminary plat submittal, but have not received comments to date.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Jennings Subdivision. Prior to official approval of the preliminary plat by the Board of Supervisors all remaining staff comments must be addressed.

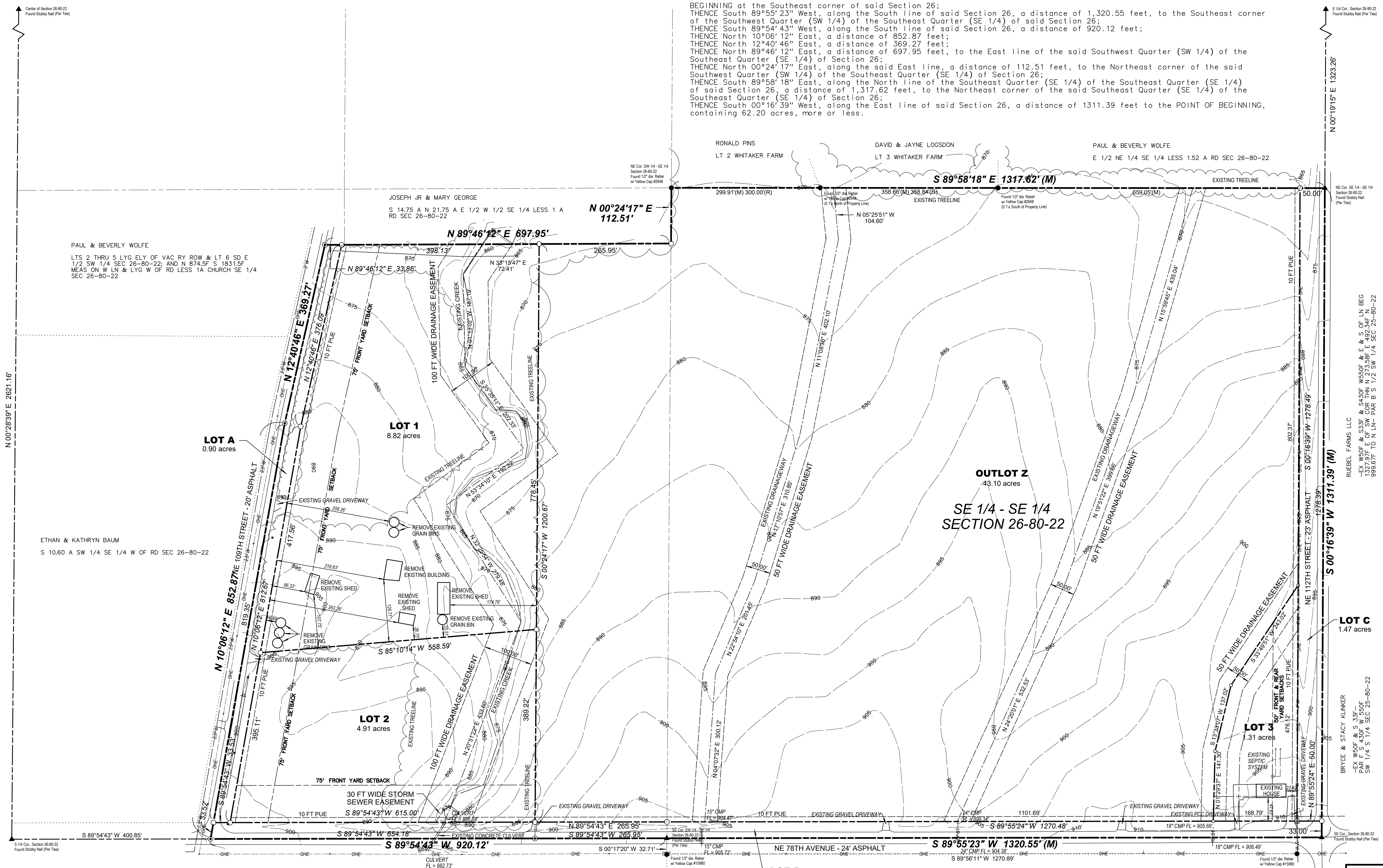
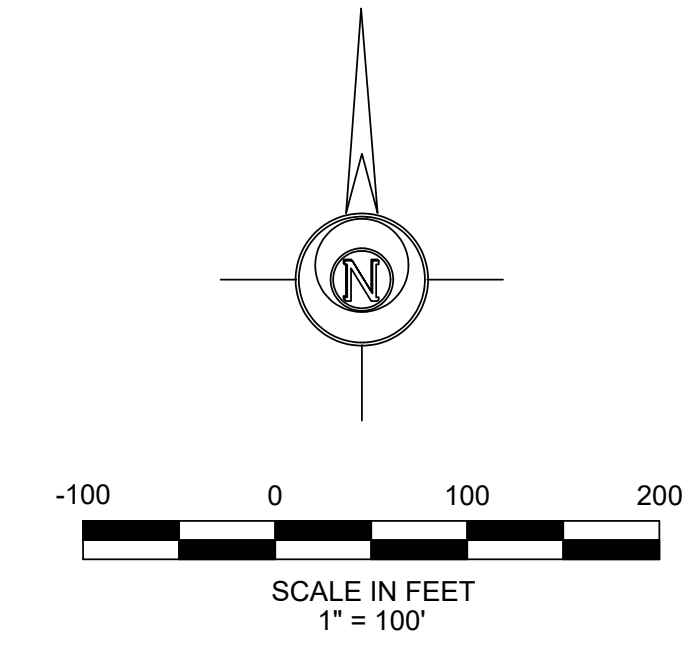
Attachment 'A'



LEGAL DESCRIPTION:

Part of the South Half (S 1/2) of Section 26, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 26;
 THENCE South 89°55'23" West, along the South line of said Section 26, a distance of 1,320.55 feet, to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 26;
 THENCE South 89°54'43" West, along the South line of said Section 26, a distance of 920.12 feet;
 THENCE North 10°06'12" East, a distance of 852.87 feet;
 THENCE North 12°40'46" East, a distance of 369.27 feet;
 THENCE North 89°46'12" East, a distance of 697.95 feet, to the East line of the said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 26;
 THENCE North 00°24'17" East, along the said East line, a distance of 112.51 feet, to the Northeast corner of the said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 26;
 THENCE South 89°58'18" East, along the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 26, a distance of 1,317.62 feet, to the Northeast corner of the said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 26;
 THENCE South 00°16'39" West, along the East line of said Section 26, a distance of 1311.39 feet to the POINT OF BEGINNING, containing 62.20 acres, more or less.



OWNER: LMJB TRUST (LINDA BRINK TRUSTEE)
 11188 NE 78TH AVENUE
 MITCHELLVILLE, IA 50169

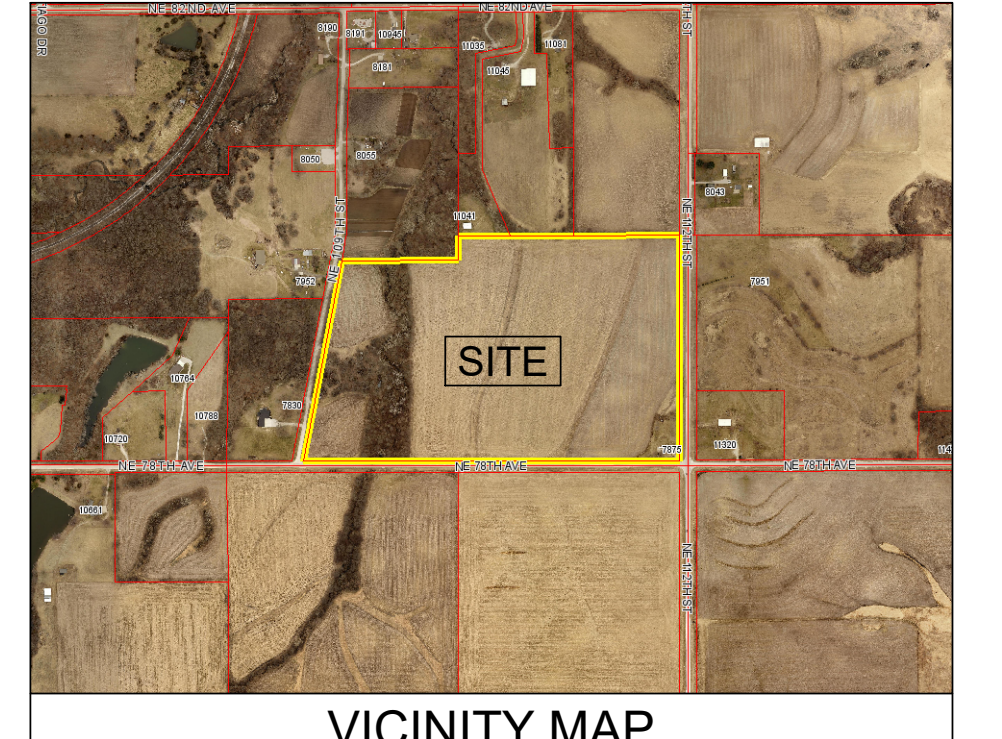
APPLICANT: LINDA BRINK
 11188 NE 78TH AVENUE
 MITCHELLVILLE, IA 50169
 PH: 515-967-2014

SURVEYOR: PELDS DESIGN SERVICES
 ATTN: ELARA JONDLE
 2323 DIXON STREET
 DES MOINES, IA 50316
 PH: 515-265-8196

SITE ADDRESS: 7875 NE 109TH STREET, MITCHELLVILLE, IA
 ZONED: ER - ESTATE RESIDENTIAL
 LAND USE: AGRICULTURAL
 UTILITIES: WATER - D.M.W.W.
 WASTEWATER - SHALL BE PROVIDED BY ON-SITE
 WASTEWATER TREATMENT SYSTEMS
 FEMA: PER FEMA PANELS #19153C0235F AND 19153C0275F
 EFFECTIVE 02-01-2019, THE SITE IS LOCATED IN
 ZONE X, AREAS OF MINIMAL FLOOD HAZARD

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 OWNER.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- 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.
- LOT 2 ACCESS TO NE 109TH STREET OR NE 78TH AVENUE SHALL NOT BE WITHIN 120 FEET OF THE SW CORNER OF THE LOT.
- FOR LOT 3, ACCESS SHALL NOT BE ALLOWED TO NE 112TH STREET WITHIN 200 FEET OF NE 78TH AVENUE AND NOT ALLOWED TO NE 78TH AVENUE WITHIN 200 FEET OF NE 112TH STREET.
- VARIANCE #176294 APPROVING A 33' FRONT YARD SETBACK ALONG NE 112TH STREET AND A 33.5' FRONT YARD SETBACK ALONG NE 78TH AVENUE FOR THE ATTACHED DECK ON THE EXISTING HOME.
- LOCATED WITHIN LOT 3.
- LOTS A, B AND C WILL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.



VICINITY MAP

EXISTING UTILITIES NOTE:
 THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-8989).

DISCLAIMER:
 THIS DRAWING IS BEING MADE AVAILABLE BY A LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:

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|-----------------------------|----------|------------------------|--------|--------------------------|
| STANDARD SYMBOLS: | +/- | MORE OR LESS | P.C.C. | PORTLAND CEMENT CONCRETE |
| ● IRON ROD OR PIPE FOUND | x | FENCE LINE | xxx | UTILITY LINE OR PIPE |
| ○ CALCULATED CORNER | ⊗ | FIRE HYDRANT | w | WATER |
| △ SECT. COR. MONUMENT FOUND | ⊙ | SANITARY SEWER MANHOLE | g | GAS |
| ▲ SECT. COR. MONUMENT CALC. | ⊖ | STORM SEWER MANHOLE | san | SANITARY SEWER |
| ⊖ POWER POLE | ⊙ | VALVE | st | STORM SEWER |
| ⊖ LIGHT POLE | x:125.34 | SPOT ELEVATION (@ x) | uge/t | UNDERGROUND ELEC. / TEL. |
| F.F. FINISHED FLOOR | N.T.S. | NOT TO SCALE | oh/e/t | OVERHEAD ELEC. / TEL. |
| | H.M.A. | HOT MIX ASPHALT | catv | CABLE TELEVISION |

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

VOLDEMARS L. PELDS
 18842

VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO.18842 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

Preliminary Plat - Jennings Subdivision
7875 NE 109th Street
Mitchellville, IA

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|------------------|---------------|------------------|------------------|--------------|
| DATE: 02-25-2020 | BY: E. Jondle | SCALE: 1" = 100' | DATE: 02-25-2020 | DATE: 18-128 |
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