

Polk County Zoning Commission

Monday, June 27, 2022

Staff Report



JBM Acres Plat 1 – Major Preliminary Plat

Applicant: Jennifer J. Bell (Property Owner/Applicant)
Nickolas Carter, Carter Surveying & Construction Services (Surveyor)

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: Part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 78 North, Range 22 West of the 5th P.M., Polk County, Iowa, as recorded in Book 5899, Page 325, and more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence N89°07'48" E, 1043.0 feet along the south line of said Section 23; thence N00°36'38"W, 480.0 feet; thence N89°07'48" E, 275.0 feet to the east line of said Southwest Quarter of the Southwest Quarter of Section 23; thence N00°36'38"W, 225.9 feet along said east line; thence S88°55'18"W, 1310.35 feet to the west line of said Southwest Quarter of the Southwest Quarter of Section 23; thence S00°00'00"E, 701.19 feet to the point of beginning containing 18.19 acres, which includes 1.30 acres, more or less, of existing Public road right-of-way.

General Location: The subject property is addressed as 11310 SE 48th Avenue, and is located at the northeast corner of SE 48th Avenue and SE 112th 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 four (4) building lots and one (1) outlot on an existing 18.19-acre parcel. Lot 1 is proposed to be 4.47 acres, Lot 2 is proposed to be 2.22 acres, Lot 3 is proposed to be 2.39 acres, and Lot 4 is proposed to be 6.45 acres in area. The subject property contains a previously constructed single-family residential dwelling and five (5) outbuildings, which are located with the boundary of the proposed Lot 3. The remaining three (3) building lots (Lots 1, 2, and 4) are proposed for single family residential structures, and Outlot Z (1.40 Acres in size) is proposed to be combined with the adjacent property addressed as 11394 SE 48th Avenue, and would be used for open space or the construction of accessory structures. Each building 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, with the high point being near the existing home on the property on the proposed Lot 3, to the low point near the northwest corner of the property. The total elevation change on site is greater than 60-feet. Some grade work will most likely be required in order to establish development pads, but does not appear to have slopes that cannot be overcome. The property is mostly void of trees, with the exception of a small grove of trees near a pond on the proposed Lot 4 and trees along a ravine and drainageway near the common lot line of the proposed Lot 4 and Outlot Z.

Water service will be provided by Des Moines Water Works (DMWW) via a 4-inch water main located on the west side of SE 112th Street, and a 2-2.5 inch water main located on the south side of SE 48th 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. Lot 1 will gain access from SE 112th Street, and Lots 3 and 4 will gain access from SE 48th Avenue. Lot 2 is a corner lot and will have frontage along both roadways. No new roadway improvements are proposed with the current configuration of this subdivision. Polk County is reviewing the plat to determine if the currently proposed street lots contain the entirety of the roadway and ditch improvements, or if additional area will need to be dedicated.

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 in part 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 all proposed building lots will access existing public roadways without the need for flaglots, and there is no public benefit in creating additional roadways, as there is no immediate through access for traffic circulation. 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 properties to the north, it appears roadway extension and future development would be unlikely. Surrounding properties have also been platted in a manner which would not promote future roadways or future subdivision connectivity.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of JBM Acres Plat 1, as well as the requested block length waiver.

Attachment 'A'

JBM Acres Plat 1
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes four (4) single-family residential lots and one (1) outlot on approximately 16.89 acres zoned “RR” Rural Residential District. The property is located at 11310 SE 48th Avenue, Runnells

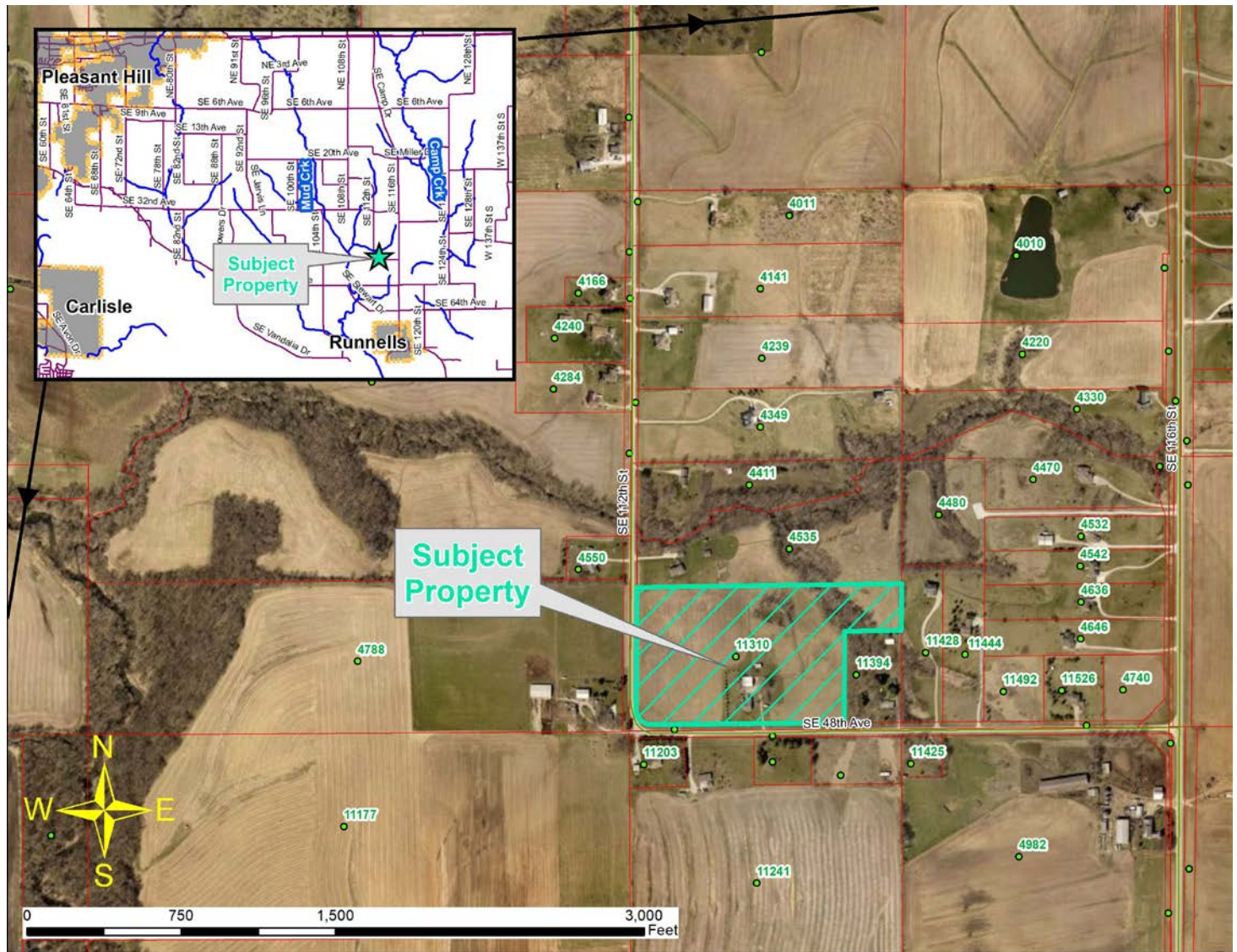
SEWER: Individual Septic Systems

WATER: Des Moines Water Works

TOWNSHIP: Camp

OWNER & DEVELOPER: Jennifer Bell
(owner/developer)

Vicinity Map:



Attachment 'B'

INDEX LEGEND

LOCATION: 11310 SE 48TH AVENUE
POLK COUNTY, IA
PT S 1/2 SW 1/4, SW 1/4
S23 T78N, R22W

PARCEL ID: 7822-23-300-04
REQUESTOR: JENNIFER BELL
PROPRIETOR: JENNIFER BELL
11310 SE 48TH AVE
RUNNELLS, IA 50237

SURVEYOR: NICHOLAS F. CARTER
COMPANY & RETURN TO: CARTER SURVEYING & CONSTRUCTION SERVICES
8755 NE 27TH AVE
ALTOONA, IA 50009
515-343-6756

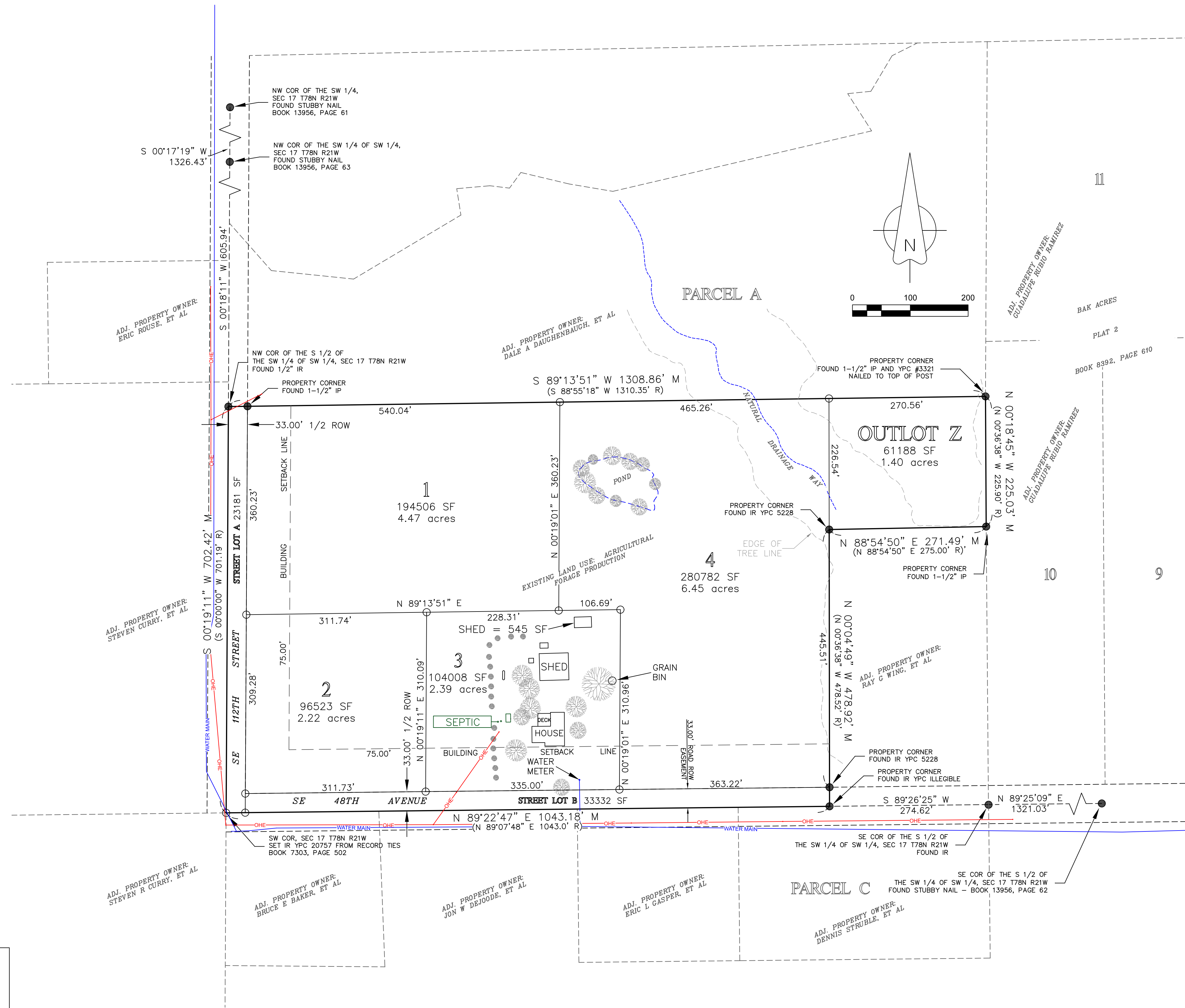
PRELIMINARY PLAT (MAJOR SUBDIVISION) JBM ACRES PLAT 1 PT S 1/2, SW 1/4, SW 1/4 SEC 23 T78N R22W 5TH PM POLK COUNTY, IOWA

LEGAL DESCRIPTION:

Part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 78 North, Range 22 West of the 5th P.M., Polk County, Iowa, as recorded in Book 5899, Page 325, and more particularly described as follows: Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence N89°07'48" E, 1043.0 feet along the south line of said Section 23; thence N00°36'38" W, 480.0 feet; thence N89°07'48" E, 275.0 feet to the east line of said Southwest Quarter of the Southwest Quarter of Section 23; thence N00°36'38" W, 225.9 feet along said east line; thence S88°55'18" W, 1310.35 feet to the west line of said Southwest Quarter of the Southwest Quarter of Section 23; thence S00°00'00" E, 701.19 feet to the point of beginning containing 18.19 acres, which includes 1.30 acres, more or less, of existing Public road right-of-way.

SURVEY NOTES

1. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
2. DATE OF FIELD WORK: MARCH 21, 2022.
3. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO DIVIDE THE PARENT PARCEL INTO FIVE NEW LOTS. LOT 5 WILL BE CONVEYED TO THE OWNERS OF POLK COUNTY PARCEL 7822-23-300-005 WITHIN ONE YEAR OF THE RECORDING OF THIS SUBDIVISION PLAT.
4. BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA SOUTH STATE PLANE COORDINATE SYSTEM.
5. SUBJECT PROPERTY IS ZONED AS AGRICULTURAL PER POLK COUNTY ZONING ORDINANCE. UPON RECORDING OF THIS SUBDIVISION, ALL PARCELS INCLUDED IN THIS SUBDIVISION WILL BE ZONED AS ESTATE RESIDENTIAL.
6. MINIMUM SETBACKS FOR APPLICABLE ESTATE RESIDENTIAL ZONING DISTRICT (PER POLK COUNTY ZONING ORDINANCE) SHALL APPLY.
7. OUTLOT Z WILL BE CONVEYED TO THE OWNERS OF POLK COUNTY PARCEL 7822-23-300-005 WITHIN ONE YEAR OF THE RECORDING OF THIS SUBDIVISION PLAT.
8. ALL MONUMENTS NOTED AS "SET" WILL BE PLACED WITHIN 6 MONTHS OF THE RECORDING OF THIS PLAT.
9. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
10. ALL MONUMENTS PLACED ARE A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC IDENTIFICATION CAP No. 20757 UNLESS OTHERWISE NOTED.
11. RECORDED MEASUREMENTS REFER TO THOSE MEASUREMENTS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 5899, PAGE 325 ON JULY 7, 1988.
12. THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL #19153C0415F, EFFECTIVE DATE 2-1-2019.
13. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
14. FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCES PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY.
15. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
16. SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
17. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
18. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
19. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
20. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
21. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
22. EXISTING WATER SERVICE PROVIDED BY DES MOINES WATER WORKS.
23. EXISTING ELECTRICAL SERVICE PROVIDED BY MIDAMERICAN ENERGY.



VICINITY MAP
SCALE: 1" = 2000'



NICHOLAS F. CARTER
20757

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.

NICHOLAS F. CARTER, P.L.S. IA. LIC. NO. 20757 DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

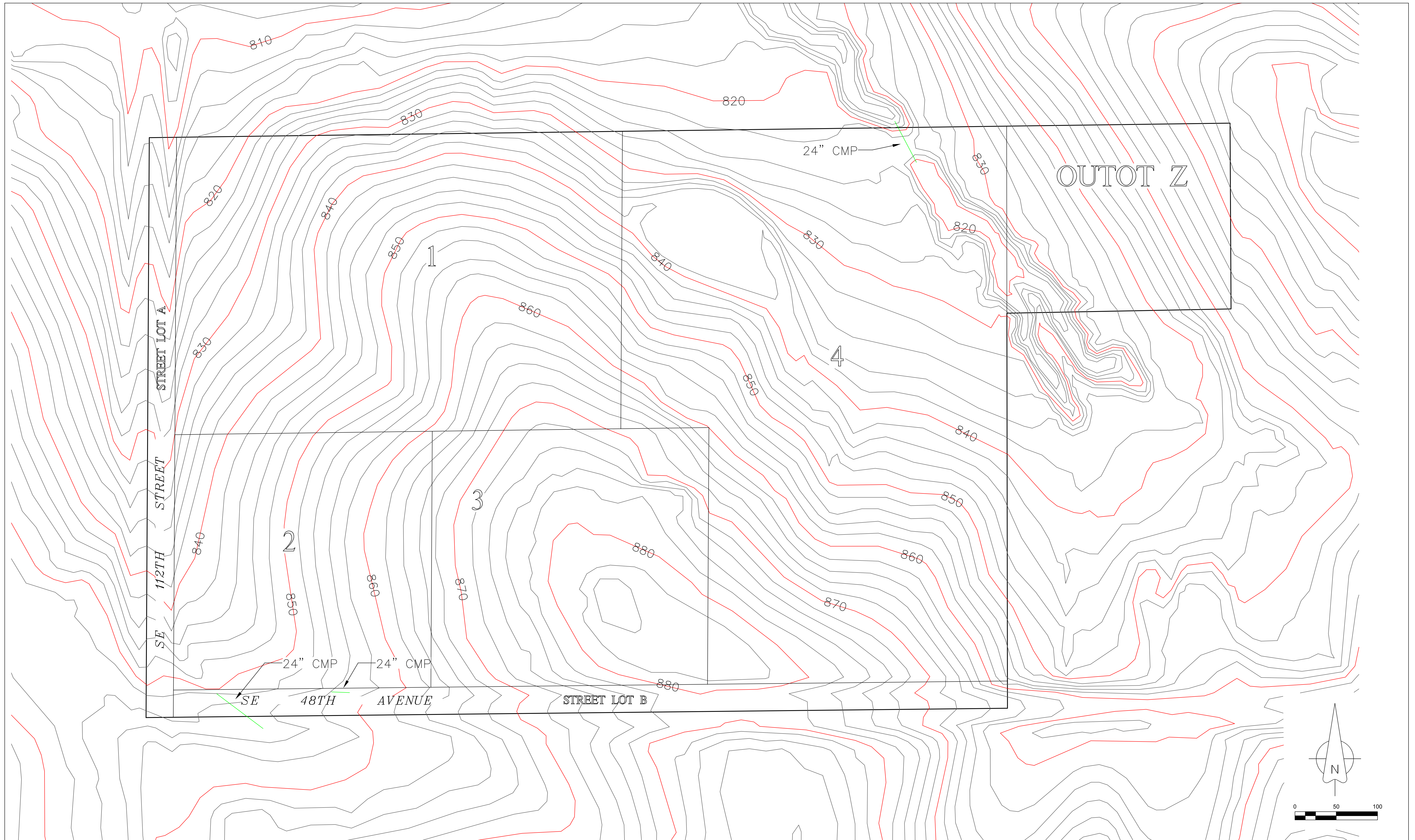
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): PAGE 1 AND PAGE 2

CARTER SURVEYING
& CONSTRUCTION SERVICES, LLC
8755 NE 27TH AVE, ALTOONA, IA 50009
515-343-6756

LEGEND:

• MONUMENT FOUND AS DESCRIBED	M MEASURED DISTANCE	OHE OVERHEAD ELECTRIC
◊ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED	R RECORDED DISTANCE	
• SET "X" CUT IN CONCRETE	YPC YELLOW PLASTIC CAP	
◊ SET "MAG" NAIL IN ASPHALT	IR IRON ROD	
	ROW RIGHT-OF-WAY	
	--- FENCE	

PRELIMINARY PLAT FOR MAJOR SUBDIVISION 11310 SE 48TH AVENUE, RUNNELLS, IOWA			
BENCHMARK:		REVISIONS:	
DRAWN DATE:	DRAWN BY:	PAGE 1 OF 2	SCALE:
5-25-2022	N. Carter	1" = 100'	PROJECT NO:
			22-113



CARTER SURVEYING
& CONSTRUCTION SERVICES, LLC
8755 NE 27TH AVE, ALTOONA, IA 50009
515-343-6756

LEGEND: ● MONUMENT FOUND AS DESCRIBED
○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
● SET "X" CUT IN CONCRETE
◇ SET "MAG" NAIL IN ASPHALT

M MEASURED DISTANCE
R RECORDED DISTANCE
OPC ORANGE PLASTIC CAP
ROW RIGHT-OF-WAY
SF SQUARE FEET
○ LOT ADDRESS

PRELIMINARY PLAT FOR MAJOR SUBDIVISION
11310 SE 48TH AVENUE, RUNNELLS, IOWA
CONTOURS AND DRAINAGE

PROJECT NO:	22-113	PAGE 2 OF 2	REVISIONS:
DRAWN DATE:	5-25-2022	DRAWN BY:	N. Carter
		SCALE:	1" = 50'



CARTER SURVEYING & CONSTRUCTION SERVICES

Attachment 'C'

June 15, 2022

Chris Meeks
Planner
Polk County Public Works Department
5885 NE 14th Street
Des Moines, IA 50313

RE: JBM Acres Plat 1 Major Subdivision Preliminary Plat Submittal – Request for Waiver of Block Length Requirement.

Mr. Meeks,

On behalf of the property owner of 11310 SE 48th Street, Runnells, IA, Carter Surveying & Construction Services, LLC has submitted a Major Subdivision Preliminary Plat submittal for said property. As a part of this submittal, we are requesting a waiver to the Block Length Requirement as outlined in Section 18 of the Polk County Subdivision Ordinance. The Block Length Requirement would potentially create the need to allocate an area within the proposed JBM Acres Plat 1 subdivision for County-owned street Right-of-Way.

In reviewing the current layout of the proposed JMB Acres Plat 1 subdivision, there are two streets that adjoin the subdivision and provide direct street access to all proposed lots (excepting proposed Outlot Z which is planned to be combined with existing Polk County parcel 7822-23-300005). The two streets that adjoin the proposed lots are SE 112th Street and SE 48th Avenue. Because these existing streets already adjoin all proposed lots, there does not appear to be any additional public benefit to adding additional street ROW within the proposed subdivision as there will be full access to all lots from the existing public ROW. Additionally, adding any public ROW within the proposed subdivision will not provide access to any existing nor proposed public ground in the area.

We propose this waiver to the Block Length Requirement and request that no additional public ROW be required within the proposed JBM Acres Plat 1 Subdivision.

If you have any questions or comments, please do not hesitate to contact me.

Chris Meeks
Planner, Polk County Public Works Department
JBM Acres Plat 1 Major Subdivision Submittal
Request for Waiver of Block Length Requirement
June 15, 2022
Page 2 of 2

Sincerely,

Nicholas F. Carter, PE, PLS
Carter Surveying & Construction Services, LLC

Attachment
cc: File