



Gracey Development Plat 3 – Major Preliminary Plat

Applicant: Wayne Frame (Property Owner) represented by Vic Piagentini with Associated Engineering Company of Iowa, Inc.

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: The subject property is legally described as Lots 2 & 3 Gracey Development Plat 2, except Parcel 2019-259, in Book 18041, Page 19, at the Polk County Recorder, Polk County, Iowa, containing 4.06 acres, more or less. The subject property is located in Part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32 in Crocker Township.

General Location: The subject property is located approximately $\frac{1}{4}$ mile southeast of the NW Toni Drive and NW Fisher Lane intersection. The current address is 7297 NW Fisher Lane and identified as District/Parcel # 180/00780-812-001. (*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: "AG" Agricultural District

GENERAL COMMENTS:

This preliminary plat (*Attachment 'B'*) proposes the re-establishment and adjustment of lot boundaries to create one (1) non-residential lot with an existing pre-school/daycare and one (1) single-family residential lot. The subject property is approximately 4.06-acres and is zoned "RR" Rural Residential District. The surrounding properties to the north, east and south are zoned "RR" Rural Residential District and comprise of platted lots with existing single-family residential homes. The adjacent property across NW Fisher Lane to the west is zoned "AG" Agricultural District and is comprised of an agricultural field.

The subject property was previously zoned "SE" Suburban Estate District under the previous Zoning Ordinance and Zoning map prior to 2007, that allowed the construction of the existing Cottontail Creek Montessori School. An indoor institutional use was an allowed use in the Suburban Estate District under the previous Ordinance without requiring a Conditional Use Permit. An approved site plan from August 2, 2005 is on file for the property. This current proposal requires an amended site plan to show the reconfiguration of the property and to confirm that Zoning Ordinance requirements continue to be met for the existing use. The Applicant's Representative has been working with Polk County Public Works to update the site plan to meet all Zoning Ordinance Requirements within the 1.28-acres shown for Lot 1 encompassing the pre-school/daycare use. Proposed Lot 2 is shown as a flag lot meeting the minimum frontage requirement of 40-feet, being less than the maximum 3-acre standard in areas without sanitary sewer and not exceeding the maximum flagpole length of 400-feet. An existing accessory building is located on Lot 2. In order for this accessory building to remain, the developer will be required to enter into a signed Consent agreement with Polk County to establish a timeframe for single-family dwelling construction on the residential lot. Both of the proposed lots will have frontage along NW Fisher Lane sharing an existing entrance with a proposed Ingress/Egress Easement.

The previous subdivision, Gracey Development Plat 2, created Lot 2 and Lot 3 that make up the subject property. The intent of the proposal is to re-locate the shared lot boundary line between Lot 2 and Lot 3 of Gracey Development Plat 2 to account for existing site improvements that currently encumber both lots. The proposed subdivision is being completed in accordance with the standard development option meeting the requirements of the "RR" District. The Zoning Ordinance requires single-family dwellings in the "RR" District to meet 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 has a maximum building coverage of 15%. The "RR" District requirements for Non-residential uses include a 50-foot front setback, 15-foot side yard setback, and a 15-foot peripheral setback. The non-residential development performance standards are being met with Lot 1 meeting an Open Space Ratio (OSR) of 76.31% (minimum 50% required) and a Floor Area Ratio (FAR) of 7.85% (maximum 25% allowed).

The subject property is located outside of the floodplain within Zone X, as identified on FEMA FIRM Map #19153C0185F. An existing 50-foot wide drainage easement was created during the previous plat of Gracey Development Plat 2 to encompass an existing drainageway. The Drainage Easement was not established in the exact location of the drainageway and therefore is being vacated and replatted with this subdivision proposal. The 50-foot Drainage Easement is located near the southern property line. The topography of the site varies with a high point elevation of 903-feet along the northern portion of Lot 2 and a low point elevation of 830-feet within the southwest corner of Lot 2. The subject property has existing young woodlands located centrally on the parcel and existing mature woodlands located along the southern property boundary. The trees create a buffer from adjacent properties as well as a buffer between the existing non-residential use on Lot 1 and the proposed residential use of Lot 2.

The previous plat, Gracey Development Plat 2, created a 30-foot Private Water Main Easement established along the northern property boundary of the subject property as well as a 10-foot

Private Water Main Easement within the first 20-feet of the western property line along NW Fisher Lane, with Des Moines Water Works as the water service provider. The proposed subdivision plat identifies the existing water easements and also proposes a new 20-foot Private Water Main Easement along the western property line of proposed Lot 2 to encompass the existing 1" water line serving the pre-school/daycare use on proposed Lot 1. The existing water line crosses adjacent property to the east where the service is provided from an eight (8) inch water main within NW 73rd Lane. The existing private water service and easements were created due to unique circumstances; mainly the lack of public water along NW Fisher Lane and lack of subject property frontage onto NW 73rd Lane where public water is available. If water is not available as provided through the Des Moines Water Works system, per Des Moines Water Works and Polk County requirements, then a private well would be allowed for Lot 2. The proposed lots will be served by on-site wastewater treatment systems.

The property lies within the two-mile review authority of the City of Ankeny and the City of Johnston. The City of Johnston has an exemption for reviewing plats east of the Des Moines River/Saylorville Lake and therefore will not review this plat. The City of Ankeny has indicated that this property is located outside of their planning boundary identified in the Ankeny Plan 2040 Comprehensive Plan therefore, the City of Ankeny waives its extraterritorial review for this area.

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 ¼, ¼ Section. 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 staff review took into careful consideration the specific site requirements for the existing non-residential use of the pre-school/daycare. An amended site plan will need to be submitted for final review and approval of Lot 1 following the Final Plat recording. The subdivision plat was required due to the constraints created from existing conditions that allowed the existing building and parking lot site improvements to cross the shared lot boundary for Lot 2 and Lot 3 Gracey Development Plat 2 and for the vacation and replatting of the 50-foot Drainage Easement. The proposal allows the reconfiguration of two (2) previously platted lots on the subject property meeting all of the Zoning and Subdivision Ordinance requirements.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Gracey Development Plat 3. The existing non-residential pre-school/daycare use on Lot 1 will require that a site plan be reviewed and approved following the recording of the Final Plat.

Gracey Development Plat 3 Preliminary Plat

PLAT INFORMATION: This major preliminary subdivision plat proposes one (1) Lot for the existing non-residential use and one (1) Lot for a single-family residence on approximately 4.06 acres zoned "RR" Rural Residential District. The subject property consists of one (1) existing tax parcel and contains one (1) existing building utilized for the Cottontail Montessori School addressed as 7297 NW Fisher Lane, located within Section 32 of Crocker Township.

TOWNSHIP: Crocker

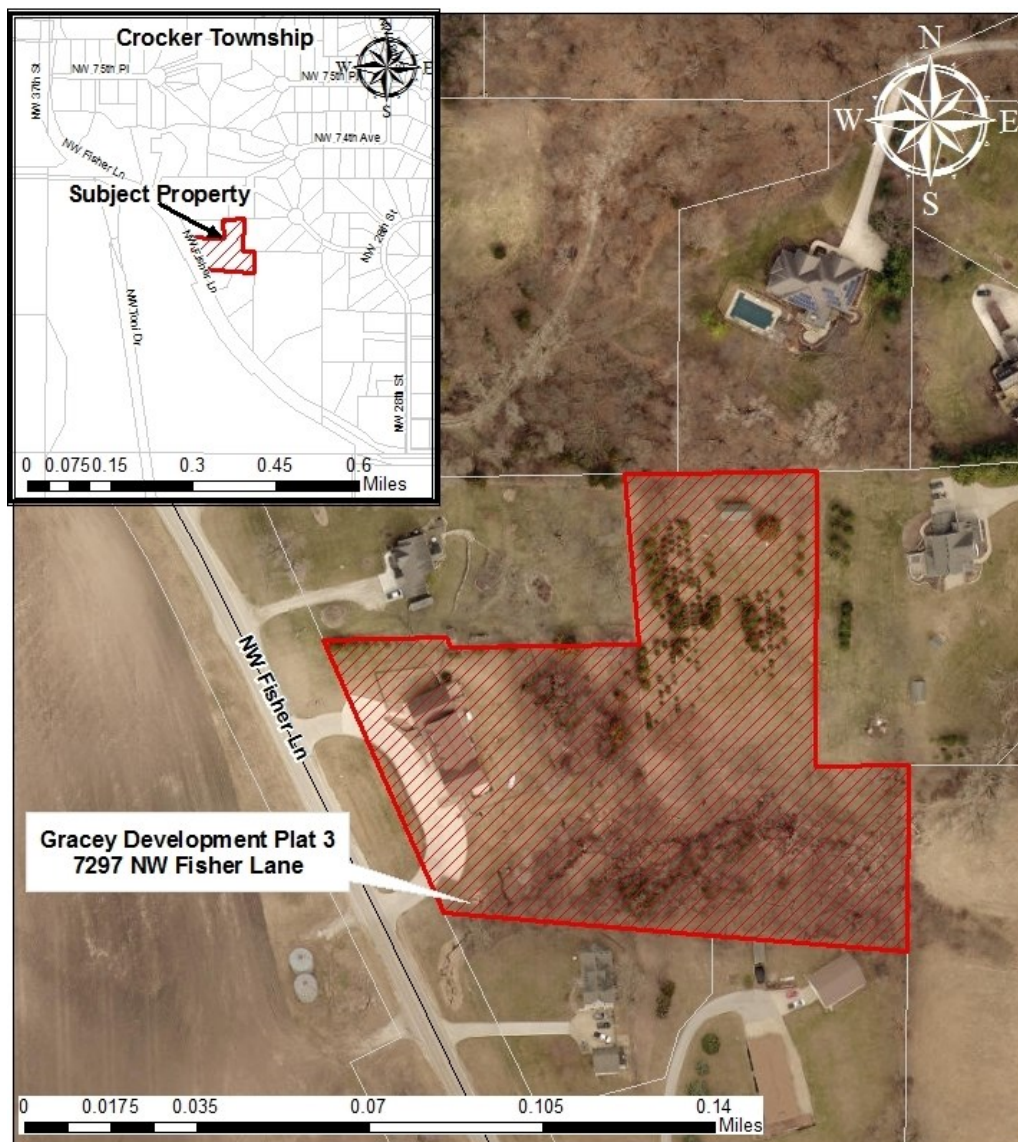
SEWER: Individual Wastewater Systems

WATER: DMWW

OWNER/DEVELOPER: Wayne Frame

SURVEYOR/ENGINEER: Associated Engineering Company of Iowa

Vicinity Map:



GRACEY DEVELOPMENT PLAT 3 - Major Preliminary Plat

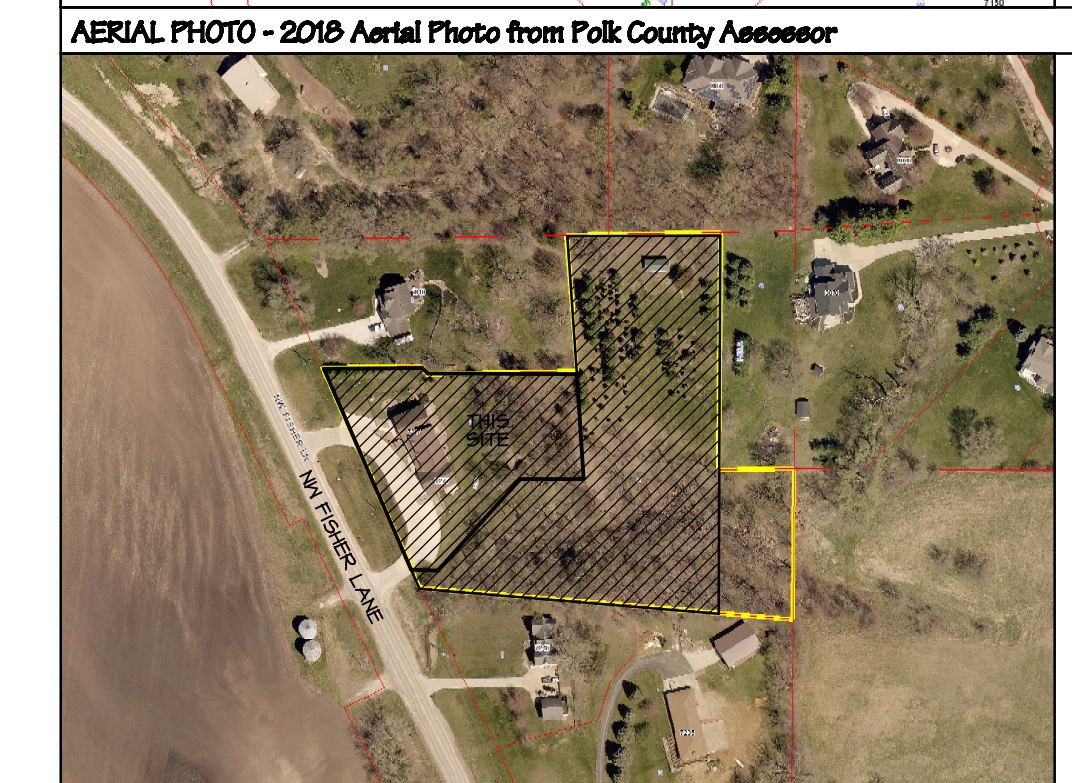
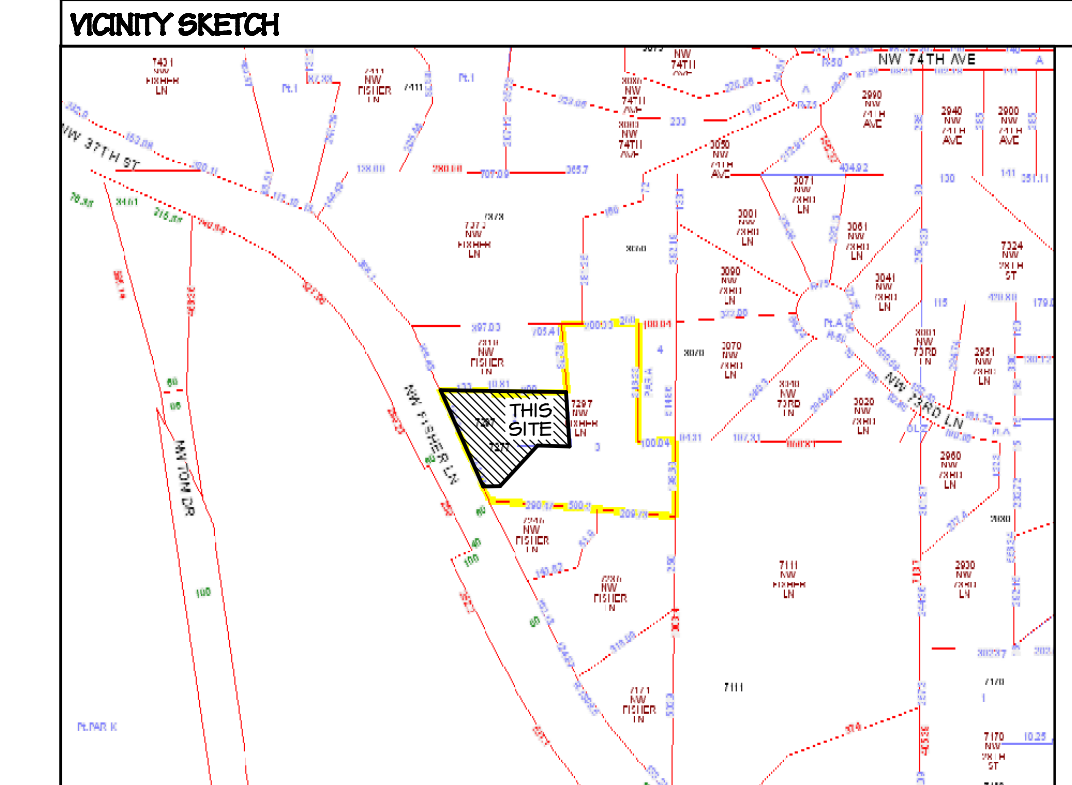
Attachment 'B'



Utility Providers

- Mediacom
Mr. Chad Ernst
2205 Ingersol Avenue
Des Moines, Iowa 50312
(515)-246-2219
- Midamerican Energy
Electric Transmission
Mr. Steve Harrison, P.E.
3500 104th Street
Urbandale, IA 50222
(515) 252-6360
sharrison@midamerican.com
- Des Moines Water Works
Mr. Bryan Polpeter
2201 George Flag Parkway
Des Moines, Iowa 50321
(515) 323-6204
bpolpet@dmww.com
- Midamerican Energy
Mr. Chuck Meliman
200 SE 3rd Street
Des Moines, Iowa 50304
(515)-242-3414
cmeliman@midamerican.com
- Quest Communications
Mr. Brent Corlison
2103 E. University
Des Moines, Iowa 50317
(515) 263-1804 (office)
jdsheperd@midamerican.com

CONTACT INFORMATION	SITE LOCATION INFORMATION
OWNER WAYNE FRAME 3070 NW 73RD LANE ANKENY, IOWA 50021 PHONE #: (515) 229-8431	SITE ADDRESS 7297 NW FISHER LANE ANKENY, IOWA 50021
OWNER(S) CONTACT WAYNE FRAME 3070 NW 73RD LANE ANKENY, IOWA 50021 PHONE #: (515) 229-8431	LEGAL DESCRIPTION LEGAL DESCRIPTION: LOTS 2 & 3 GRACEY DEVELOPMENT PLAT 2, EXCEPT PARCEL 2019-259, IN BOOK 18041, PAGE 19, AT THE POLK COUNTY RECORDER, POLK COUNTY, IOWA, CONTAINING 4.06 ACRES, MORE OR LESS.
ENGINEERING COMPANY PROJECT MANAGER Victor Pagentini 1830 SE Princeton Drive, Suite M Grimes, Iowa 50111 Email: vicp@aeco-iowa.com Phone #: (515) 255-3156 ext. 2	
ZONING INFORMATION: RR - RURAL RESIDENTIAL	
SINGLE-FAMILY RESIDENTIAL (1) FRONT YARD: 50 FEET, MINIMUM (2) SIDE YARDS: 15 FEET, MINIMUM (3) REAR YARD: 50 FEET, MINIMUM (4) MAXIMUM HEIGHT: 35 FEET (5) MAXIMUM BUILDING COVERAGE: 15% (6) MINIMUM OPEN SPACE (OSR): 50% (7) MINIMUM BUILDING SPACING: 30 FEET, MINIMUM (8) FAR: 25%	
NONRESIDENTIAL BULK STANDARDS (1) FRONT SETBACK: 75 FEET, MINIMUM EXPRESSWAY/FREEWAY: 75 FEET, MINIMUM OTHER PRINCIPAL ARTERIAL: 50 FEET, MINIMUM MINOR ARTERIAL: 50 FEET, MINIMUM LOCAL: 50 FEET, MINIMUM (2) SIDE YARD: 15 FEET, MINIMUM (3) REAR YARD: 15 FEET, MINIMUM (4) BUILDING HEIGHT: 25 FEET, MAXIMUM (5) BUILDING SPACING: 30 FEET, MINIMUM (6) PERIPHERAL SETBACK: 15 FEET, MINIMUM	
PRINCIPAL USE OF SITE LOT 1: NON-RESIDENTIAL DAY CARE LOT 2: SINGLE FAMILY RESIDENTIAL	
AREA SUMMARY LOT 1 AREA SUMMARY IMPERVIOUS: 13,236 SF PERVIOUS: 42,641 SF TOTAL: 55,877 SF F.A.R.: 4386/55877 = 7.85% O.S.R.: (42641/55877) = 76.31%	



GENERAL NOTES

- NEW ENTRANCES REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- 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.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- LOT 1: EXISTING SEPTIC SYSTEM
- LOT 2: PROVIDE PRIVATE ONSITE SEPTIC SYSTEM AT LOT OWNERS EXPENSE
- FIRM PANEL #19153C0185F, ZONE X, EFFECTIVE ON 2/1/2019.
- WORK IN THE ROW OTHER THAN AN ENTRANCE WILL REQUIRE A POLK COUNTY ROW GRANT PERMIT.

<ul style="list-style-type: none"> ● MONUMENT FOUND AS NOTED ○ SET 5/8" RE-ROD W/CAP R228 ▲ SECTION CORNER FOUND AS NOTED ✕ FENCE CORNER SET AS NOTED ○ SANITARY MANHOLE AS NOTED ○ STORM MANHOLE AS NOTED ○ TRAFFIC MANHOLE AS NOTED ○ UTILITY MANHOLE AS NOTED ○ PHONE MANHOLE AS NOTED ○ ELECTRIC MANHOLE AS NOTED ○ GAS METER AS NOTED ○ GAS VALVE AS NOTED ○ UTILITY POLE AS NOTED ○ WELL AS NOTED 	<ul style="list-style-type: none"> ● FIREHYDRANT AS NOTED ● EXISTING WATER VALVE ● PROPOSED WATER VALVE ● CURB INTAKE AS NOTED ● AREA INTAKE AS NOTED ● HANDICAP PARKING AS NOTED ● ELECTRIC TRANSFORMER BOX AS NOTED ● UTILITY BOX AS NOTED ● WATER MAIN AS NOTED ● EXISTING SPOT ELEVATION ● PROPOSED SPOT ELEVATION ● MEASURED DISTANCE OR BEARING ● RECORDED DISTANCE OF BEARING 	<ul style="list-style-type: none"> — 100 — EXISTING CONTOUR — — PROPOSED CONTOUR — — FENCE LINE AS NOTED — — BURIED TELEVISION AS NOTED — — BURIED ELECTRIC AS NOTED — — OVER-HEAD ELECTRIC & UTILITIES — — GAS MAIN AS NOTED — — WATER MAIN AS NOTED — — STORM SEWER AS NOTED — — SANITARY SEWER AS NOTED — — BURIED TELEPHONE — — BURIED CABLE/UTILITIES AS NOTED 	<p>ENGINEERING CERTIFICATION</p> <p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>ENGINEER: NICHOLAUS COFFELT, P.E. #16973 DATE: 11/18/2020 PROJECT: GRACEY DEVELOPMENT PLAT 3 - MAJOR PRELIMINARY PLAT</p>
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ASSOCIATED ENGINEERING COMPANY OF IOWA
 1830 SE Princeton Drive, Suite M, Grimes, Iowa 50111
 Phone: (515) 255-3156 Fax: (515) 255-3157

GRACEY DEVELOPMENT PLAT 3
MAJOR PRELIMINARY PLAT

DATE SUBMITTED: _____
 DATE PRINTED: Wed Nov 18, 2020
 SHEET 1 OF 1