



## **Goodrich Springs – Major Preliminary Plat**

### **Applicants:**

Randol & Cynthia Goodrich Trust (Property Owner)  
Joel Preston, Nilles Associates (Consultant / Surveyor)

### **Request:**

Preliminary Plat approval of a Major Subdivision Plat creating one (1) residential lot.

### **Legal Description:**

Approximately 4.99 acres, being part of the south  $\frac{1}{2}$  of the southwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of Section 25, Township 81 North, Range 23 West of the 5<sup>th</sup> P.M. (Elkhart Township)

### **General Location:**

The subject property is located east of NE 64<sup>th</sup> Street and north of NE 126<sup>th</sup> Avenue being approximately 375 feet north of the intersection of these two streets.

### **Existing Zoning:**

“ER” Estate Residential District

### **Surrounding Zoning:**

**North:** “AG” Agricultural District

**South:** “ER” Estate Residential District

**East:** “AG” Agricultural District

**West:** “ER” Estate Residential District

### **Waiver Request (See Attachment ‘C’):**

*Lot not to exceed three (3) acres in size in areas without public sanitary sewer.  
Maximum flagpole length of four hundred (400) feet.*

### **GENERAL COMMENTS:**

This preliminary plat (Attachment “B”) proposes to create one (1) developable lot and one (1) street lot on approximately 4.99 acres zoned “ER” Estate Residential District. The subject property is part of the south  $\frac{1}{2}$  of the southwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of Section 25, Township

81 North, Range 23 West of the 5<sup>th</sup> P.M (Elkhart Township). The site is entirely zoned “ER” Estate Residential District and contains no existing development or structures. The current land use is natural resources/open space with the eastern half of the property containing mature woodlands. Properties to the west and south are also zoned “ER” Estate Residential. Land to the east is zoned “AG” Agriculture and currently used in row crop production. Land to the north is zoned “AG” Agriculture and is “Outlot X” of the T and T Estates platted in 2011. See *Attachment “A”* for a vicinity map of the subject property and surrounding area

The intent behind the proposed preliminary plat (Attachment “B”) and associated plat of survey (recorded Book 19722; Page 309) is to create one developable lot by providing access and street frontage west onto NE 64<sup>th</sup> Street. The subject property, in its previous configuration, was a land locked parcel situating behind (east) of 12875 NE 64<sup>th</sup> Street. Without proper street frontage, this parcel would have essentially been undevelopable. A plat of survey was approved and recorded in 2023 (Book 19722; Page 309) as well as a lot tie agreement (Book 29637; Page 618) to provide a forty (40) foot strip of land from the property owners at 12875 NE 64<sup>th</sup> Street to gain street access. All land associated with this preliminary plat is now under single ownership.

There is one street lot (Lot A) required to transfer existing road easement fronting the property along NW 146<sup>th</sup> Avenue over to Polk County as deeded right-of-way at time of final plat and acceptance.

### **Utilities/Natural Resources**

The subject property is presently composed of natural resources, including existing mature woodlands. The plat will include an easement to capture the natural topography and mature woodlands through the site, and prevent encroachment of future development in these areas. The approximate eastern ½ of the site contains areas of mature woodlands. Per the Polk County Zoning Ordinance, a minimum of 75% of these mature woodlands must be protected. The site topography is sloping from high to low moving from west to east across the property. The high elevation on the western portion of the site is approximately 890 extending the depth of the property (approximately 908 feet) east to a low of approximately 840.

Public water is available and will be supplied to the parcel. There is an existing three (3) inch water line extending along the east side of NE 64<sup>th</sup> Street. A ten (10) foot utility easement is proposed on the east and north of street lot A. Wastewater treatment needs for this lot will be met with a private septic system, to be designed and installed at the expense of the owner at the time of future home construction. NE 64<sup>th</sup> Street is a paved, two-lane roadway maintained by Polk County. Engineering staff has reviewed the preliminary plat and did not have any concerns with future driveway locations or sight distances.

### **Waivers**

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

*Lot not to exceed three (3) acres in size in areas without public sanitary sewer.  
Have a maximum flagpole length of four hundred (400) feet.*

The Applicants have requested a waiver from these standards. Please see *Attachment 'C'* for the submitted waiver request.

**STAFF REVIEW:**

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances as a major subdivision plat submittal. The lot would fall under the flag lot standards for development. Flag Lot is defined as *“a lot, created by subdivision, with lot width at the street frontage less than is required for the district, and composed of a narrow “flagpole” strip extending from the street and is connected to a wider “flag” portion lying behind a lot or lots have the required street frontage”*.

The plat is considered a major subdivision due to the requested lot size and flagpole length waiver. The Polk County Subdivision Ordinance stipulates that the maximum flagpole length is four hundred (400) feet. As measured, the flag pole length is 406 feet. Additionally, the ordinance requires lots without public sanitary sewer to not exceed three (3) acres in size. The lot is 4.99 acres in size. Staff understands the parcel in its previous configuration as a landlocked parcel was essentially unbuildable and is supportive of this preliminary plat to memorialize street frontage access and required easements for natural resource protection in order for the owner to construct a home on this property.

Following the Zoning Commission’s recommendation, and addressing remaining staff comments, the applicants may forward the preliminary plat and recommendation to the Board of Supervisors for their consideration and approval. If approved by the Board of Supervisors a final plat and required legal documents may be prepared and submitted for the County’s review, final approval and recording. At this stage, the Commission’s recommendation would affirm, deny, or amend the overall plat layout.

The subject property lies within the two-mile review jurisdiction of the City of Elkhart and the City has placed this item on the March 25<sup>th</sup> City Council agenda for review. They were also notified of the previous plat of survey and waived their right to review.

**RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of Goodrich Springs, including the requested waiver to the flag pole length and lot size requirements.

# Goodrich Springs

Attachment A

## Major Preliminary Plat

PLAT INFORMATION: This preliminary plat proposes the creation of one developable lot on approximately 5 acres zoned "ER" Estate Residential District. The subject property is located approximately 380 feet north of the intersection of NE 64th St and NE 126th Ave within Section 36 of Elkhart Township.

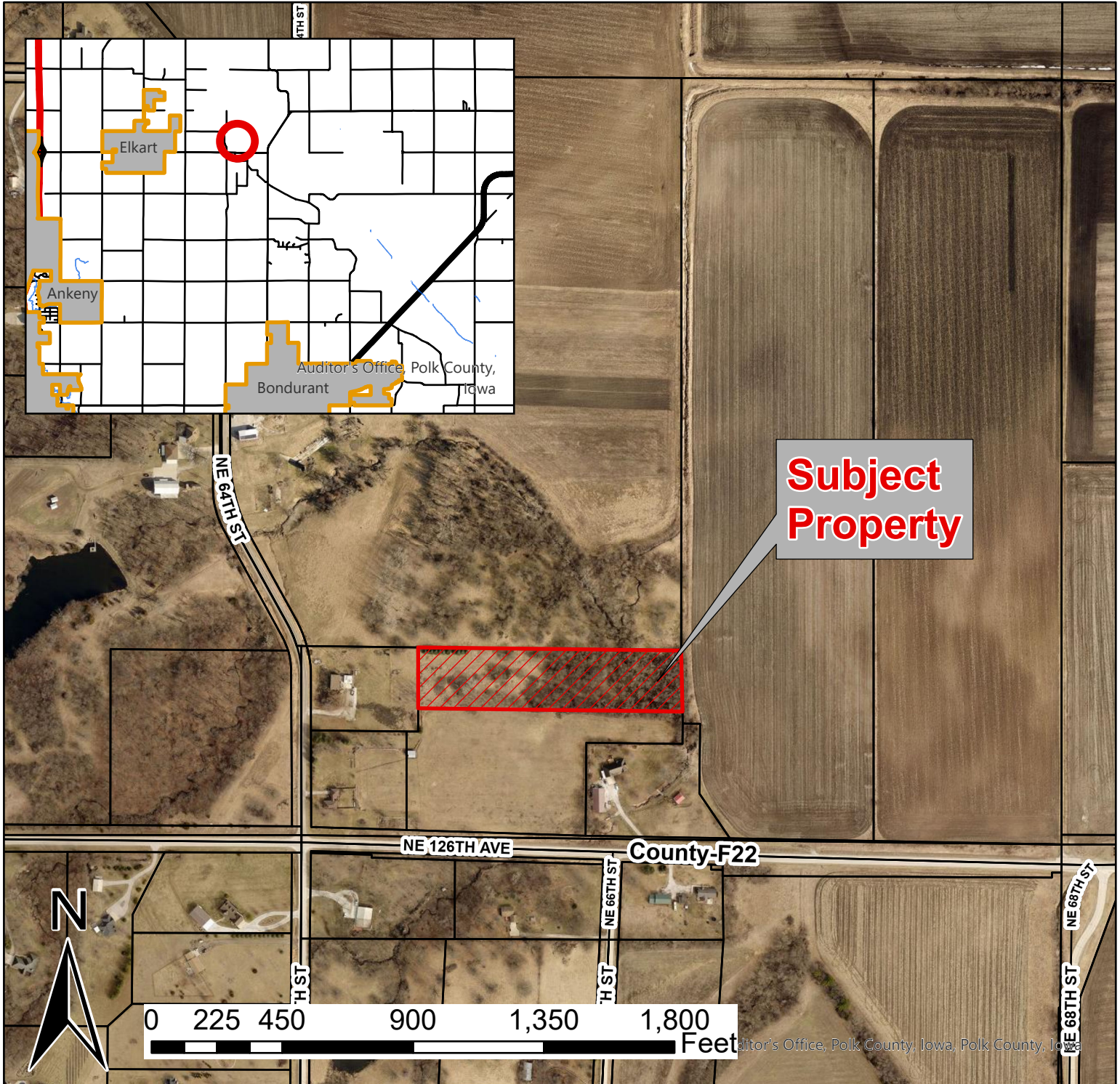
SEWER: Individual Septic Systems

WATER: Des Moines Water Works (DMWW)

TOWNSHIP: Elkhart

OWNER & DEVELOPER: Randol & Cynthia Goodrich

### Vicinity Map:

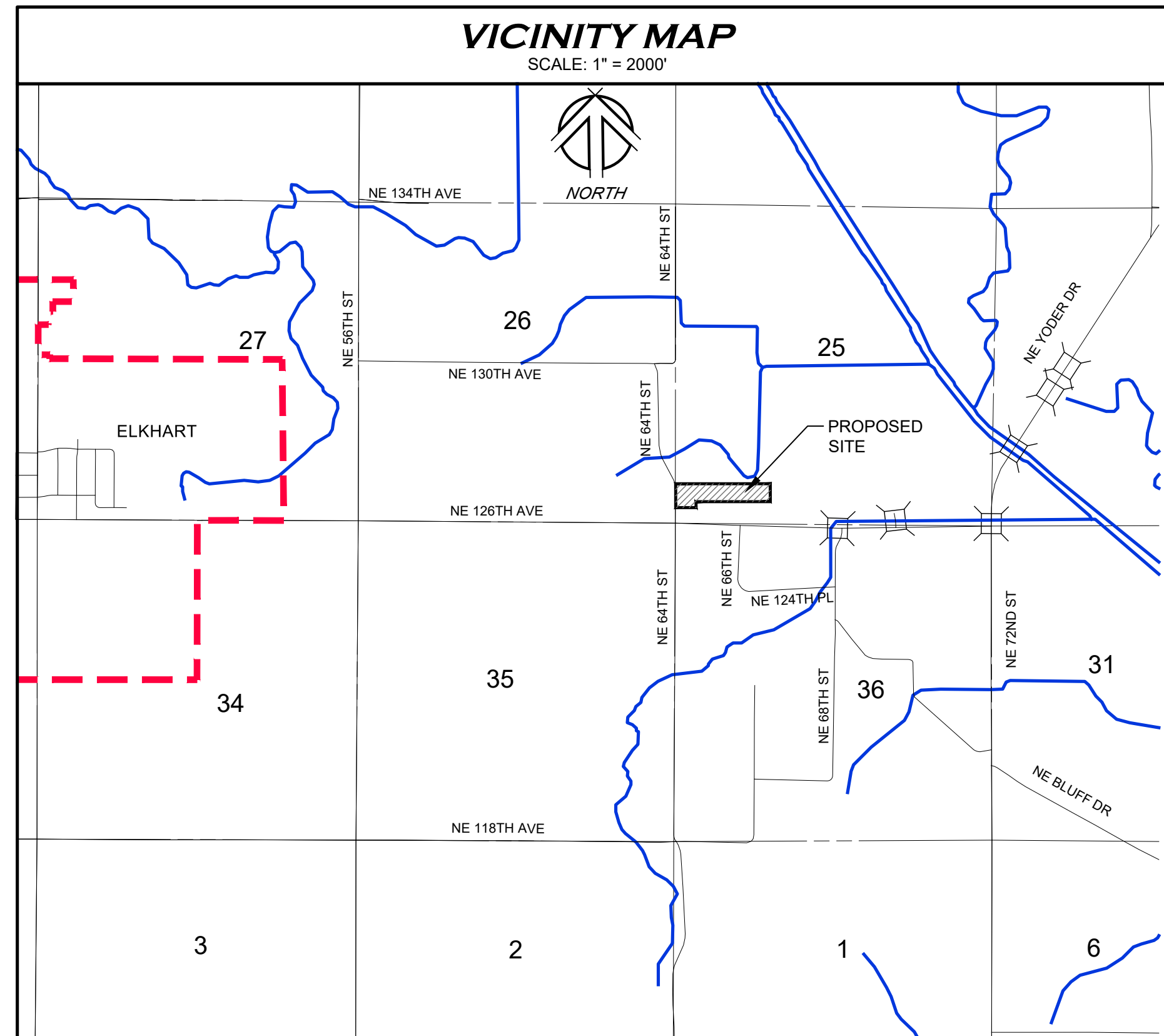


# GOODRICH SPRINGS

## MAJOR PRELIMINARY PLAT

### Attachment B

<b>INDEX LEGEND</b>	
<b>COUNTY:</b> POLK COUNTY, IOWA	<b>CITY:</b> ELKHART
<b>LOCATION:</b> SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25 - TWP 81 NORTH - RGE 23 WEST	
<b>REQUESTED BY:</b> RANDOL L & CYNTHIA L & PROPRIETOR: GOODRICH TRUST c/o SONIA JOHNSON 2212 KELLOGG AVE AMES, IA 50010	
<b>SURVEYOR:</b> ADAM D. SCHOEPPNER, PLS #26306	
<b>SURVEY COMPANY:</b> NILLES ASSOCIATES, INC.	
<b>RETURN TO:</b> ADAM D. SCHOEPPNER NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 PH: (515) 965-0123	



### DEVELOPMENT SCHEDULE

Preliminary / Final Plat Spring 2024

- ER - Estate Residential District
- Lot Size - 3 acres
- Minimum Lot Width - 225 feet
- Front Yard Setback - 75 feet
- Rear Yard Setback - 75 feet
- Side Yard Setback - 25 feet

### BENCHMARK

- Southwest corner of Outlot X, T AND T ESTATES; Top of found 1/2" Iron Rebar with faded orange cap.  
Elevation = 880.69 feet (NAVD88)

### UTILITY CONTACTS

Design Information Results for Ticket #552303415

(CEE) CONSUMERS ENERGY  
Contact Name : Jim Kidd  
Contact Phone: 6417541642  
Contact Email: onecall@consumersenergy.net

(K01) FLINT HILLS RESOURCES, LC  
Contact Name : BRIANNE STEWART  
Contact Phone: 3168280264  
Contact Email: onecallct@kochind.com

(M57E) MIDAMER-ELEC  
Contact Name : JAMIE NEER  
Contact Phone: 5152526972  
Contact Email: MECDSMDESIGNLOCATES@MIDAMERICAN.COM

(MC1) VERIZON  
Contact Name : John Bachelder  
Contact Phone: 9727297000  
Contact Email: asg.invest@galonsteam@asginc.us

(SPR) SOUTHEAST POLK RURAL WATER DIS  
Contact Name : Ed Clark  
Contact Phone: 5153236244  
Contact Email: onecallmaps@dmww.com

(WCG) CENTURYLINK  
Contact Name : Tech On Duty  
Contact Phone: 8773668344  
Contact Email: Nalonairelo@Centurylink.com

(WINIA) WINDSTREAM COMMUNICATIONS  
Contact Name : LOCATE DESK  
Contact Phone: 8002891901  
Contact Email: LOCATE.DESK@WINDSTREAM.COM

(WMS) MAGELLAN MIDSTREAM PARTNERS, L  
Contact Name : Dyan Gillean  
Contact Phone: 9185747098  
Contact Email: onecallgroup@magellanlp.com

Existing / Proposed		Existing / Proposed	
IR	Round iron rebar	●▲	Found monument 5/8" IR with blue cap #26306 unless otherwise noted
IP	Round iron pipe	●	Found mag nail
PCC	Portland cement concrete	○	Set monument 5/8" IR with blue cap #26306 unless otherwise noted
ACC	Asphaltic cement concrete	○	Address
FL	Pipe flowline elevation	○	Spot elevation
RCP	Reinforced concrete pipe	○	Sanitary sewer manhole
CMP	Corrugated metal pipe	○	Cleanout
CPP	Corrugated plastic pipe	○	Storm sewer manhole
PVC	Polyvinyl chloride pipe	○	Storm sewer intake
CIP	Cast iron pipe	○	Storm sewer beehive
P.U.E.	Public utility easement	○	Flared end section
A.E.	Access easement	○	Fire hydrant assembly
S.W.F.E.	Surface Water Flowage easement	○	Water valve
S.T.M.F.E.	Storm Water Management Facility Easement	○	Water service shut-off
O.F.E.	Overland Flowage Easement	○	Water main manhole
G.E.	Gas easement	○	Monitoring well
I.E.E.	Ingress / Egress easement	○	Yard hydrant
L.E.	Landscape buffer easement	○	Well
R.T.E.	Recreational trail easement	○	Gas meter
S.W.E.	Sidewalk easement	○	Gas valve
S.S.E.	Sanitary sewer easement	○	Air conditioning unit
S.F.S.E.	Storm sewer easement	○	Electric manhole
V.T.E.	Visibility triangle easement	○	Electric meter
W.E.	Water main easement	○	Electric pedestal
B/B	Back of curb to back of curb	○	Electric transformer
---	Subject boundary line	○	Utility hand hole
---	Section line	○	Utility pole
---	Proposed boundary line	○	Utility pole with light
---	Proposed easement line	○	Light pole
---	Existing easement line	○	Guy wire
---	Setback line	○	Traffic signal
---	Special Flood Hazard Area Zone AE line	○	Traffic signal with light
---	Flood Hazard Area Zone X line	○	Traffic manhole
---	Edge of delineated wetland line	○	Communication pedestal
---	Zoning boundary line	○	Telephone booth
---	Barbed wire fence line	○	TV pedestal
---	Chain-link fence line	○	Billboard sign
---	Edge of water	○	Street sign
---	Straw Wattle	○	Down spout
---	Silt fence	○	Tree shrub
---	Sanitary sewer & size	○	Deciduous tree and trunk diameter
---	Storm sewer and size	○	Coniferous tree and trunk diameter
---	Water main and size	○	Sewage flowline
---	Gas main & size	○	Edge of tree dripline
---	Overhead electric & wires	○	Proposed construction fence
---	Overhead communication	○	SFHA Zone AE Floodway line
---	Underground electric	○	SFHA Zone AE line
---	Underground television	○	Other Areas of Flood Hazard Zone X - 0.2% Annual Chance Flood Hazard
---	Underground communication	○	
---	Contour elevation	○	
---	Trees to be cleared for plat construction	○	

### GENERAL NOTES

- The west line of the Southwest Quarter of Section 25, Township 81 North, Range 23 West of the 5th P.M., Polk County, Iowa, is assumed to bear North 0° 23' 19" East.
- The property described in this survey lies within Zone "X" of the Flood Insurance Rate map identified as Community Panel Number 19153C0100F, bearing an effective date of February 1, 2019. Zone "X" is defined on the map as "areas determined to be outside the 500 year flood plain", unless otherwise noted.
- All mailboxes located in Polk County road right-of-way must be of breakaway design.
- Utility easements are dedicated for the use of any public utility.
- Post development runoff shall not adversely affect downstream drainage facilities or property owners.
- Any subsurface drainage facilities that are disturbed must be restored or rerouted by the individual property owner.
- It shall be the developer's responsibility to apply for and obtain any storm water discharge permits from the Iowa Department of Natural Resources if said permits are required of this project.
- Relocation of any entrance or utility to conform to the requirements of this plat will be at the developers expense.
- Individual property owners are responsible for the maintenance of drainage easements located on their lot.
- Any culverts to be used for crossing drainage easements must be designed by a licensed professional engineer.
- Service to utilities located on the opposite side of the roadway must be bored under the roadway at the lot owner's expense.
- Street Lot A shall be dedicated to Polk County by warranty deed, for public roadway purposes to occur at time of final plat.
- Each lot will require an on-site wastewater disposal system as per 567 IAC Chapter 69. Waste disposal needs for each will be determined by a soil test conducted by a certified soil engineer and submitted to Polk County with an application for installation by a licensed septic contractor. Alternate type septic systems may be required due to soil types and site limitations.
- Lot 1 can access public water main along NE 64th Street.
- Any new entrances or modifications to existing entrances will require a Polk County Entrance Permit.
- Any work in the right-of-way other than for an entrance shall require a Polk County ROW Grant Permit.

### SUBJECT PROPERTY LEGAL DESCRIPTION

That Part of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 81 North, Range 23 West of the 5th P.M., Polk County, Iowa; and Parcel 2023-137 of said Section 25 in Polk County, Iowa, being more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2023-137; thence N 00° 23' 19" E, along the west line of said Parcel 2023-137, a distance of 40.00 feet, to the north line of said Parcel 2023-137; thence S 89° 13' 56" E, along said north line of Parcel 2023-137, a distance of 365.82 feet; to the west line of said Parcel 2023-137; thence N 00° 25' 48" E, along said west line of Parcel 2023-137, a distance of 248.30 feet; to the north line of said South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25; thence S 89° 19' 57" E, along said north line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25, a distance of 948.79 feet, to the east line of said South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25; thence S 00° 25' 48" W, along said east line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25, a distance of 210.10 feet; thence N 89° 20' 46" W, a distance of 908.79 feet, to the east line of said Parcel 2023-137; thence S 00° 25' 49" W, along said east line of Parcel 2023-137, a distance of 78.05 feet, to the south line of said Parcel 2023-147; thence N 89° 13' 56" W, along said south line of Parcel 2023-137, a distance of 405.80 feet, to the Point of Beginning.

Contains 4.99 acres more or less, including 0.03 acres of road right-of-way easement.

Said parcel is subject to any and all restrictions, covenants and easements of record.

### CERTIFICATIONS

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.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: Adam D. Schoeppner, P.L.S. No. 26306  
My license renewal date is December 31, 2025 Date of survey: 07/28/23  
Pages or sheets covered by this seal: Sheets PP-1 & PP-2 only

1933 SW MAGAZINE ROAD  
ANKENY, IOWA 50023-2555  
(515) 965-0123 phone - (515) 965-3322 fax  
Civil Engineering - Land Surveying  
Landscape Architecture

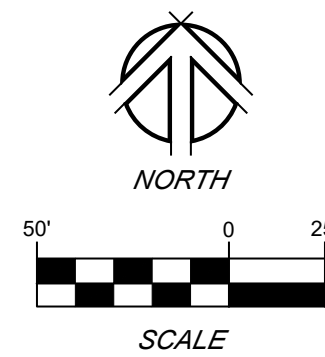
**NILLES ASSOCIATES**

REVISIONS  
1) REVISION BASED ON COMMENTS (2024-09-04)

NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S OR SURVEYOR'S RECOMMENDATIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

GOODRICH PROPERTY  
ELKHART, POLK COUNTY, IOWA  
PRELIMINARY PLAT

PROJECT NAME	PROJECT NO.
DATE	23061
DRAWN BY	JHP
CHECKED BY	ADS
SHEET SIZE	24" X 36"
SHEET TITLE	PP-1
SHEET NO.	1/2

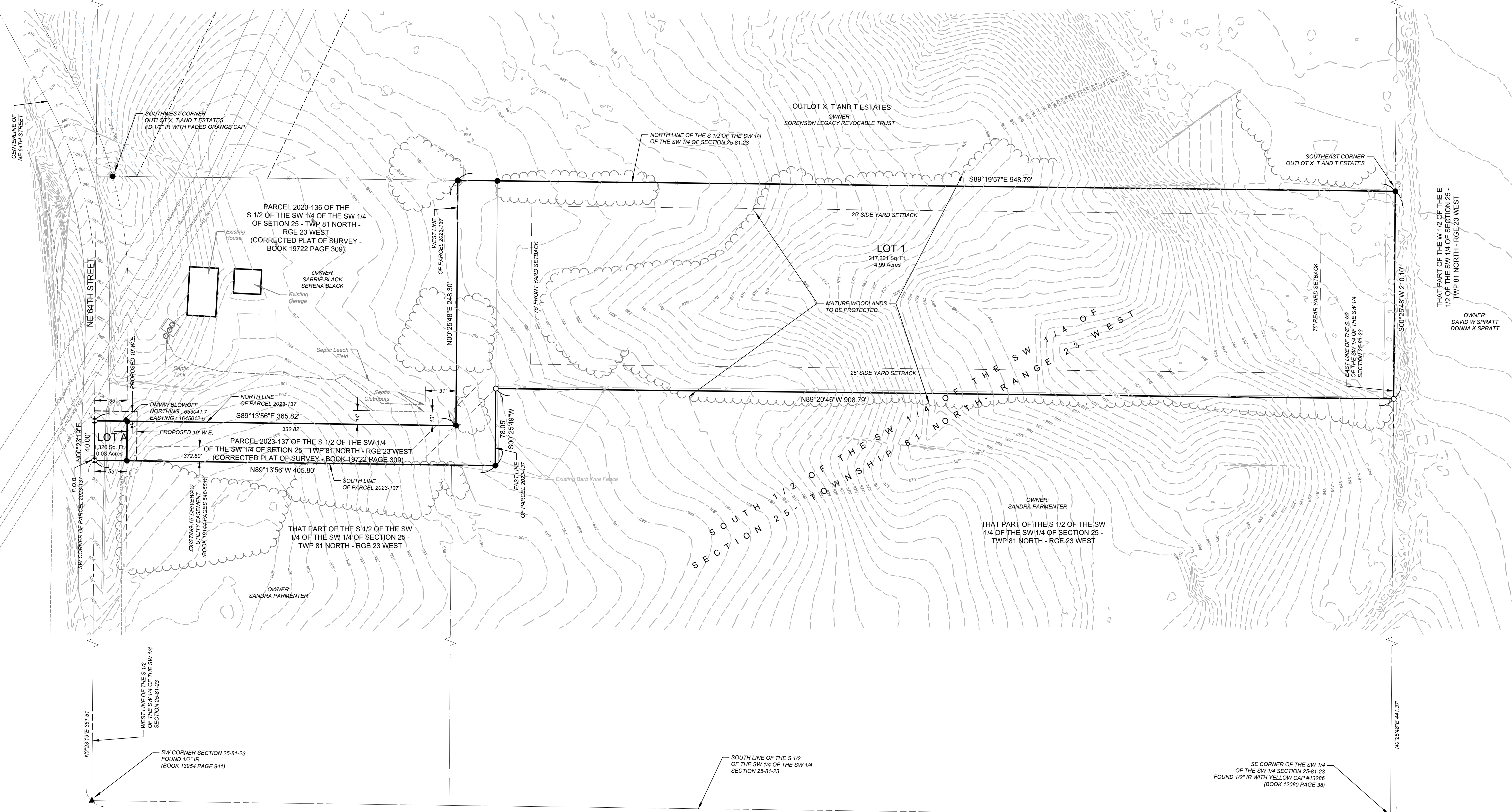


WEST 1/4 CORNER OF SECTION 25-81-23  
FOUND 1" IR WITH ORANGE CAP #13286  
(BOOK 13954 PAGE 941)

S89°19'14"E 1316.17' (R)  
S89°18'19"E 1316.20'

NE CORNER OF THE NW 1/4  
OF THE SW 1/4 SECTION 25-81-23  
FOUND 1/2" IR WITH ORANGE CAP #13286  
(BOOK 13954 PAGE 941)

N0°26'48"E 1854.42'  
S09°23'55"W 1854.62' (R)



S0°23'19"W 2202.71'

CENTERLINE OF  
NE 64TH STREET

NE 64TH STREET

SW CORNER OF PARCEL 2023-137

N0°23'19"E 361.51'

WEST LINE OF THE S 1/2  
OF THE SW 1/4 OF SECTION 25-81-23

SOUTHWEST CORNER  
OUTLOT X, T AND T ESTATES  
FOUND 1/2" IR WITH FADED ORANGE CAP

PARCEL 2023-136 OF THE  
S 1/2 OF THE SW 1/4 OF THE SW 1/4  
OF SECTION 25 - TWP 81 NORTH -  
RGE 23 WEST  
(CORRECTED PLAT OF SURVEY -  
BOOK 19722 PAGE 309)

PARCEL 2023-137 OF THE S 1/2 OF THE SW 1/4  
OF THE SW 1/4 OF SECTION 25 - TWP 81 NORTH - RGE 23 WEST  
(CORRECTED PLAT OF SURVEY - BOOK 19722 PAGE 309)

THAT PART OF THE S 1/2 OF THE SW  
1/4 OF THE SW 1/4 OF SECTION 25 -  
TWP 81 NORTH - RGE 23 WEST

OWNER:  
SANDRA PARMENTER

WEST LINE  
OF PARCEL 2023-137

N00°25'48"E 248.30'

EAST LINE  
OF PARCEL 2023-137

S00°25'48"W

WEST LINE OF THE S 1/2  
OF THE SW 1/4 OF SECTION 25-81-23

SW CORNER SECTION 25-81-23  
FOUND 1/2" IR  
(BOOK 13954 PAGE 941)

NORTH LINE OF THE S 1/2 OF THE SW 1/4  
OF THE SW 1/4 OF SECTION 25-81-23

OUTLOT X, T AND T ESTATES  
OWNER:  
SORENSEN LEGACY REVOCABLE TRUST

LOT 1  
217,201 Sq. Ft.  
4.99 Acres

MATURE WOODLANDS  
TO BE PROTECTED

SECTION 25  
TOWNSHIP 81 NORTH  
RANGE 23 WEST

OWNER:  
SANDRA PARMENTER

THAT PART OF THE S 1/2 OF THE SW  
1/4 OF THE SW 1/4 OF SECTION 25 -  
TWP 81 NORTH - RGE 23 WEST

SOUTHEAST CORNER  
OUTLOT X, T AND T ESTATES

THAT PART OF THE W 1/2 OF THE  
1/2 OF THE SW 1/4 OF SECTION 25 -  
TWP 81 NORTH - RGE 23 WEST

OWNER:  
DAVID W SHRATT  
DONNA K SHRATT

N0°25'48"E 441.37'

S89°13'56"E 1314.33'  
S89°12'53"W 1314.25' (R)

SE CORNER OF THE SW 1/4  
OF THE SW 1/4 SECTION 25-81-23  
FOUND 1/2" IR WITH YELLOW CAP #13286  
(BOOK 12080 PAGE 38)

REVISIONS:  
1) REVISION BASED ON COMMENTS (2024-03-04)

NOTICE: NILLES ASSOCIATES, INC. WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE ENGINEER'S INTENT IS TO PROVIDE PROFESSIONAL SERVICES TO THE CLIENT AND TO FOLLOW THE ENGINEERING ETHICS AND STANDARDS OF THE PROFESSION. ANY CONFLICTS WHICH ARE ALLEGED, OR CONFLICTS WHICH ARE ALLEGED,

PROJECT NAME:	
DATE:	03/18/2024
DRAWN BY:	JHP
CHECKED BY:	ADS
SHEET NO.:	24
SHEET TITLE:	PP-2
SHEET NO.:	2/2



1933 SW Magazine Road  
Ankeny, IA 50023  
(515) 965-0123 office / (515) 965-3322 fax  
nillesinc.com

March 19, 2024

Polk County Zoning Commission  
Polk County Planning Division  
5885 NE 14<sup>th</sup> Street  
Des Moines, Iowa 50313

**RE: Goodrich Springs – Preliminary Plat – 1<sup>st</sup> Review Comments**

Honorable Members of the Zoning Commission:

The Goodrich family respectfully requests that the Zoning Commission approve a waiver for the inclusion of a flag lot in the proposed subdivision. This waiver is essential to facilitate the development of a single buildable lot on a previously inaccessible and undevelopable parcel of land. The creation of a flag lot would provide the necessary access for development.

We seek the Commission's approval to relax the standard lot size requirement of less than 3 acres to allow for the 4.99 acre proposed lot, and also the requirement for the flag lot length to be less than 400 feet and allow a length of 406'.

Should there be any inquiries or a need for further details, please do not hesitate to reach out for additional discussion. We appreciate your consideration and time.

Sincerely,

**Adam Schoepner, PLS**  
**NILLES ASSOCIATES, INC.**