



Timber Valley Estates – Preliminary Plat

Applicant: Lundstrom, LLC (Property Owner) and Strahan Construction (Developer) represented by Bob Gibson with Civil Design Advantage

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32 in Crocker Township, Polk County, Iowa, containing 32 Acres

General Location: Located approximately 350-feet northeast of the NW 37th Street and NW 75th Place intersection. (*Attachment 'A'*)

Existing Zoning: "RR" Rural Residential District

Surrounding Zoning:

North: "RR" Rural Residential District

East: "RR" Rural Residential District

South: "RR" Rural Residential District

West: "RR" Rural Residential District and "OS" Open Space District

Waiver Request:

1. *Maximum cul-de-sac length greater than 600-feet.*
2. *Flag lot size exceeding 1-acre in areas with public sanitary sewer.*

GENERAL COMMENTS:

This preliminary plat (*Attachment 'B'*) proposes to create 19 single-family residential lots and three (3) outlots on a 32-acre parcel zoned "RR" Rural Residential District utilizing the Cluster Development option. The subject property is located approximately 350-feet northeast of the NW 37th Street and NW 75th Place intersection. The City of Ankeny corporate limits are approximately $\frac{1}{2}$ mile to the east and the City of Johnston corporate limits are approximately $\frac{1}{3}$ mile to the west. The property is currently vacant with a majority of the property covered in woodlands and a large area of floodplain surrounding Rock Creek within northern and western portions of the parcel. The subject property has approximately 800 feet of frontage along NW 37th Street, a paved collector roadway maintained by Polk County. The proposed plat includes

one (1) access with two (2) proposed cul-de-sac street extensions. Lot A is an east west cul-de-sac street extension and extends 1,188-feet from NW 37th Street. The majority of the lots (14) have frontage along Street Lot A. Street Lot B is the second cul-de-sac extension, located at a north central point along Lot A, and extends south to north with a length of 1,150-feet from NW 37th Street and provides frontage to five (5) lots. The maximum cul-de-sac length is 600-feet as required by the Subdivision Ordinance. The developer has confirmed through response to review comments that the profile grade for the streets will meet the maximum street grade of 6%.

The proposed 19 single-family residential lots generally have widths between 110 and 271 feet and areas ranging from 21,274 square feet to 107,781 square feet (2.47 acres). The minimum lot size is 20,000 square feet and the minimum lot width requirement is 100-feet for standard lots within the Cluster Development option. The average size of the proposed lots is approximately 30,000 square feet with most of the lots being much larger than the minimum allowable lot size minimizing impact and providing greater protection of natural resources. The Cluster Development option requires 25% permanent open space to be maintained on the subject property. The proposal provides 42% open space within Outlots 'X', 'Y' and 'Z'. Flag lots shall not exceed one (1) acre in size in areas with public sanitary sewer as required by the Subdivision Ordinance. Both Lots 10 and 11 exceed the one (1) acre standard with Lot 10 proposed as 1.71-acres in size and Lot 11 proposed as 2.47-acres in size.

The site has a significant variation in topography with a high point of 906 feet within the southeast corner of the site and a low point of 810 feet along the stream of Rock Creek in the north and northwest portions of the site. The topography of the site introduces unique challenges in providing streets and utility services. An existing WRA Polk County trunk sanitary sewer line and associated 30-foot wide sanitary sewer easement diagonally bisects the subject property. The proposal requires approval from the WRA for fill depths and locations of crossing the trunk sanitary sewer for the proposed streets.

Staff is working with the Engineer on review comments and will address compliance with the Polk County Stormwater Control Ordinance. Outlots 'Y' and 'Z' include Rock Creek and the existing FEMA floodway and 100-year floodplain on the property. A mapped wetland as determined by the National Wetland inventory is also located within the northeast corner of Outlot 'Z'. Woodland Protection easements are identified throughout the development to provide protection for existing young and mature woodlands. Woodland mitigation is also proposed due to the significant grading of the property. The proposal identifies 13.9-acres of mature woodlands on site with a 30% impact (4.6-acres) and 1.1-acres of mitigation provided. There are 7.6-acres of young woodlands on site with a 64.6% (4.7-acres) impact and .9-acres of mitigation provided. Staff is continuing to work with the Engineer on review comments to ensure compliance with mitigation requirements for the removal of woodlands on this site. The subject property has steep slopes and significant grading is proposed due to topographical challenges. A safe slope setback line is identified for Lots 1-16 for significant slopes on the property. Any construction within the safe slope setback shall require foundation design by a professional structural engineer and slope stabilization review and design by a professional

geotechnical engineer. A geotechnical report has been submitted and is currently under review by the Polk County Engineering Division.

Water service will be provided by Des Moines Water Works. The developer is required to construct a northerly extension from the 8" DMWW water main located along the south side of NW 75th Place. A 12" water main extension is proposed along the east side of NW 37th Street to serve this development. The developer is required to coordinate the design and installation with Des Moines Water Works. An existing WRA Polk County sanitary trunk sanitary sewer will provide sanitary sewer services to the proposed lots via 8" mains constructed from the existing 42" trunk sewer. All lots except lots 10 and 11 have an available outlet to an adjacent public storm sewer within the right-of-way for sump discharge. Lots 10 and 11 will have sump lines that outlet to the rear yards with maintenance of the private sump lines to be provided by the Homeowner's Association. Storm water detention is provided through Private Overland Flowage and Detention Easements located within existing natural low points on the property and designated on Outlot 'Y' and Outlot 'Z'. The development will be provided with standard hydrant spacing for fire protection.

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 to address staff comments. At this stage, the Commission's action would affirm, deny, or amend the overall plat layout and the requested waivers. The current layout would require waivers from the maximum cul-de-sac length of 600-feet and from the flag lot size exceeding one (1) acre in areas with public sanitary sewer.

The Developer is requesting two (2) waivers. The waivers are for the cul-de-sac length increase from 600 feet to 1,150 feet (Lot B) and 1,188 feet (Lot A) and for the flag lot size exceeding one (1) acre in areas with public sanitary sewer. The developer has responded to staff comments and is working toward compliance with all of the review comments. The number of lots was reduced from 20 to 19 lots between the first and second submittal of the preliminary plat. Adjustments continue to be made to limit impact on the floodplain and provide appropriate buffers and protection easements. The proposal includes two (2) flag lots being greater than one (1) acre in size including Lot 10 at 1.71-acres and Lot 11 at 2.47-acres. Both of these lots are shown with Woodland Protection Easements and appear to offer additional undisturbed woodland protection with the larger lot size. The number of lots proposed for the subdivision is within the allowed 24 dwellings in a residential district to be served by a single cul-de-sac. In review of the adjacent developments to the south and the east, it appears that there are multiple cul-de-sac extensions that exceed 600-feet and are closer to 1,000-feet in length. The subject property has topographic limitations as well as limited access along the frontage of the property and in relationship to existing floodplain locations on the property.

If the developer can continue to work towards meeting the review comments and Ordinance requirements applicable to the proposal then the waivers can be supported by Staff. The staff review took into careful consideration the constraints for future development in this area,

including existing topography, woodlands, and FEMA Flood Zone along Rock Creek. These constraints limit the ability to make significant future street connections. The unique nature of the subject property, which includes steep terrain and significant topographical and environmental challenges along with the limited access to the existing public street, supports the requested waivers from these requirements.

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.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Timber Valley Estates subject to the approval of the required subdivision waivers for the cul-de-sac length increase from 600 feet to 1,150 feet (Lot B) and 1,188 feet (Lot A) and the waiver for the flag lot size being greater than one (1) acre in areas with sanitary sewer for lots 10 and 11.

Timber Valley Estates
Preliminary Plat

PLAT INFORMATION: This major preliminary subdivision plat proposes 19 single-family lots, two (2) outlots and two (2) cul-de-sac street extensions on approximately 32 acres zoned "RR" Rural Residential District. The subject property is located approximately 350-feet northeast of the NW 37th Street and NW 75th Place intersection, located within Section 32 of Crocker Township.

TOWNSHIP: Crocker

SEWER: Polk County Sanitary Sewer

WATER: DMWW

OWNER: Lundstrom, LLC

DEVELOPER: Strahan Construction

SURVEYOR/ENGINEER: Civil Design Advantage, LLC

Vicinity Map:



