Fox Ridge Plat 1 – Major Preliminary Plat

Applicant: Daryl Bailey (Purchaser/Developer) 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 located in Part of the NE ¼ SW ¼ of Section 26, of Franklin Township. Said parcel contains 27.76-acres+. 

General Location: The subject property is located south and southeast of the NE 82nd Avenue and NE Santiago Drive T-intersection and identified as District/Parcel # 230/00372-000-000. (Attachment ‘A’)

Existing Zoning: “ER” Estate Residential District

Surrounding Zoning:
- North: “ER” Estate Residential District & “AG” Agricultural District
- South: “ER” Estate Residential District
- East: “ER” Estate Residential District
- West: “ER” Estate Residential District

Waiver Request: 1. No residential block shall be longer than 1,320-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) single-family residential lots out of an existing parcel totaling approximately 27.76-acres and zoned “ER” Estate Residential District. The subject property has multiple vacant run-down homestead buildings and is utilized as an agricultural field and open space. All of the proposed lots will have frontage along NE 82nd Avenue. The proposed subdivision is being completed in accordance with the standard development option meeting the minimum lot width of 225-feet in the “ER” District. The “ER” District requires a minimum lot size of 3-acres with minimum setback requirements of 75-feet
for the front and rear setback and a minimum side yard setback of 25-feet. Each lot has a maximum building coverage of 8%. Proposed lots 1-3 are shown as 3.04-acres each with Lot 4 identified as 17-acres.

The subject property is located partially within the floodplain identified as Zone A and located along the central southern portion of the property. The floodplain is recognized on FEMA FIRM Map #19153C0235F. The topography of the site varies with a high point elevation of 902–feet along the southwestern portion of the property and a low point elevation of 842–feet along the northeastern property boundary.

A four (4) inch water main currently exists along the south side of NE 82nd Avenue with Des Moines Water Works (DMWW) as the service provider. 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 2 additional 1-inch connections. There is an existing meter pit on the property that can be used for a 3rd connection. The fourth connection will be “swapped out” for the removal of the current service at 10952 NE 82nd Ave. The proposed lots will be served by on-site wastewater treatment systems.

The surrounding properties to the east, south and west are zoned “ER” Estate Residential District and comprise of estate lots with existing single-family residential homes. The adjacent properties to the north are comprised of a couple single family homes that are zoned “ER” Estate Residential District with surrounding property that is zoned “AG” Agricultural District and currently is comprised of an agricultural field.

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

- No residential block shall be longer than 1,320-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.

The Applicant has requested a waiver from this standard. Please see Attachment ‘C’ for the submitted waiver request.

The property lies within the two-mile review authority of the City of Bondurant and the City of Mitchellville. The Applicant’s representative will need to work with the City of Bondurant and the City of Mitchellville regarding their review of the Preliminary Plat. The certified resolutions will need to be included with the legal platting documents at the time of recording.

**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 and the requested waiver. 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 current layout would require a waiver from the block length requirement.

The staff review took into careful consideration the intersection of NE 82nd Avenue and NE Santiago Drive and the potential for a future street extension to the south. Whenever possible, intersections on one side of an existing street shall intersect with existing intersections on the opposite side of the street. There are constraints for future development in this area, including existing topography, woodlands, existing estate residential lots platted to the west, bike trail location along the eastern boundary and FEMA Flood Zone along Santiago creek to the east and south of this location. These constraints limit the ability to make significant future street connections, and make an extension of NE Santiago Drive less viable. The existing homes adjacent to the west are estate lots similar to the proposed development, further supporting the requested proposal without street extensions to the south and east.

During review of the proposal on the subject property and surrounding properties it was noted that the Developer owns a property directly to the west, 10503 NE 82nd Avenue, and operates an illegal home occupation from this property in the form of an excavation company. This has been addressed with the Developer and steps are being taken to bring the property into compliance. Staff will not move the final plat forward for approval until compliance has been reached and a consent agreement has been signed.

RECOMMENDATION:

The limited options for future street connectivity in this area due to the constraints identified above provided support towards the waiver request. Staff recommends approval of the Preliminary Plat of Fox Ridge Plat 1, as well as the requested waiver to the maximum block length standard, with the following conditions noted below.

1. The existing run down buildings and junk on the site shall be removed and cleaned up prior to final plat approval.
2. The illegal home occupation located on the Developer’s residential property at 10503 NE 82nd Avenue shall be brought into compliance with a consent agreement signed prior to final plat approval.
Attachment 'A'

Fox Ridge Plat 1
Preliminary Plat

PLAT INFORMATION: This major subdivision plat proposes four (4) single-family residential lots on approximately 27.76 acres of land zoned "ER" Estate Residential District. The subject property is located south and southeast of the NE 82nd Avenue and NE Santiago Drive T-intersection within Section 26 of Franklin Township.

TOWNSHIP: Franklin       Water: DMWW       SEWER: Individual Wastewater Systems

OWNERS: Randy S. and Lisa M. Wolfe       DEVELOPER: Daryl Bailey

SURVEYOR/ENGINEER: Associated Engineering Company of Iowa

Vicinity Map:
Attached is the first submittal of FOX RIDGE PLAT 1.

The owner is requesting a waiver of the 1320 block requirement. The owner is proposing 4 lots on 24.49 acres, more or less. The waiver is being requested for the following reasons.

1. The development calculations would allow for a total of 6 buildable lots. The cost to provide a cul-de-sac to add 2 more lots would not be cost effective for this development.
2. This area of the county has a limited supply of water. DSM Water works indicated there is enough water for the 4 proposed lots but not any more.
3. A road would not provide connectivity to adjacent parcel's. The land to the west and south are in the official plat of GOPHER RIDGE ESTATES that have already been developed as single family homes.
4. The plat as shown meets the character of the existing neighbor’s lots.
5. There is a small amount of flood plane located at the rear of the site along with a bike trail that parallels the east side of the site.
6. Topographic relief has a elevation ranging from 885’ at the Northwest corner of the plat to 843’ at the south center side of the plat.

Thank you,

Vic Piagentini

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