



Hansen Plat 1 – Major Preliminary Plat

- Applicant:** Don and Sherry Hansen (Developer & Property Owner) represented by Vic Piagentini with Associated Engineering Company of Iowa, Inc.
- Request:** Preliminary Plat Approval of a Major Subdivision Plat
- Legal Description:** Part of the S ½ of the SE ¼, SW ¼ and part of the S ½ of the SE ¼, in Section 32 of Douglas Township and part of the NE ¼, NE ¼, NW ¼ in Section 5 of Delaware Township.
- General Location:** The subject property is located approximately 400-feet north of the NE Berwick Drive and NE 70th Avenue intersection. The property is identified as District/Parcels 200/00456-007-000, 200/00456-006-000 and 190/00045-001-000. (*Attachment 'A'*)
- Existing Zoning:** "AT" Agricultural Transition District
- Surrounding Zoning:**
- North:** "AT" Agricultural Transition District
 - South:** "AT" Agricultural Transition District
 - East:** "AT" Agricultural Transition District
 - West:** "LDR" Low Density 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.*
 - 2. Flag lots shall not exceed three (3) acres in size in areas without public sanitary sewer.*
 - 3. Flag lots shall have a maximum flagpole length of four hundred (400) feet.*

GENERAL COMMENTS:

This preliminary plat (*Attachment 'B'*) proposes two (2) single-family residential lots on three (3) parcels totaling approximately 45.2-acres zoned "AT" Agricultural Transition District. The primary property is currently improved with a house and three (3) accessory structures. The existing house, addressed as 7100 NE Berwick Drive, will be retained on Lot 2. The area of proposed Lot 1 is vacant. The proposal will reconfigure the current parcels to allow a second existing building right to be utilized. Both of the proposed lots will have access onto NE Berwick Drive. The reconfiguration will allow the second building right to be located on a lot with public frontage. The proposed subdivision is being completed under the cluster development option. The minimum lot width in the "AT" District is 140 feet and the total frontage across the subject properties is approximately 316-feet. The existing home is located on a non-conforming parcel configured as a flag lot greater than 3-acres in size on an individual septic system. The "AT" District requires that a minimum of 95% of the site be preserved as open space. The buildable areas and open space areas will be required to be shown on future submittals to confirm that the subdivision plat will meet these requirements.

The existing land has a significant number of woodlands and will require that any future development of the property be subject to Article 7, Section 4, "Natural Resource Protection, Woodlands" of the Polk County Zoning Ordinance. These regulations will require a maximum of 75 percent of the existing mature woodlands to be preserved and 50 percent of the existing young woodlands to be preserved. A couple of drainageways cross the property. A 100' Drainage Easement is proposed for a drainageway that bisects the property running north to south within the narrow eastern portion of Lot 2. A second drainageway is located within the northwest portion of Lot 2 and drains into Fourmile Creek identified as a Zone AE Regulatory Floodway on FIRM 19153C0210F effective 2/1/2019. These floodplain areas are shown within Lot 2. The topography of the site varies with a high point elevation of 950–feet along the eastern portion of the property adjacent to the right-of-way and a low point elevation of 846–feet within the floodplain located in the northwest corner of Lot 2.

Utilities are available to the site. A 12-inch water main currently exists along the west side of NE Berwick Drive and Des Moines Water Works is the service provider. The existing home on Lot 2 currently has water service and an on-site wastewater treatment system.

The surrounding properties are zoned "AT" Agricultural Transition District and consist of single-family residential homes. The adjacent properties to the west are zoned "LDR" Low Density Residential District and are significantly comprised of floodplain along Fourmile Creek and a few scattered residential homes. The property adjacent to the east across NE Berwick Drive is agricultural land utilized for crop production.

The reconfiguration of the parcels as shown on the proposed subdivision plat will require waivers from the following requirements:

- 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.
- Flag lots shall not exceed the flag lot size of three (3) acres for lots without public sanitary sewer.
- Flag lots shall not exceed the maximum flagpole length of four hundred (400) feet.

The Applicant has requested waivers to these standards. Please see *Attachment 'C'* for the submitted waiver requests.

The property lies within the two-mile review authority of the City of Ankeny and the City of Altoona. The Applicant's representative has been working with the City of Ankeny and the City has acknowledged that they will also review the Preliminary Plat. No specific comments, other than their expected review, have been provided. There has been no correspondence received from the City of Altoona.

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 $\frac{1}{4}$, $\frac{1}{4}$ Section and the requested waivers. 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 waivers from the block length requirement, flag lot size and flagpole length.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Hansen Plat 1, as well as the requested waivers to the maximum block length standard, flag lot size and flagpole length. The topography of the subject property and adjacent properties, along with the drainageways in this area, would restrict the extension of connecting residential streets. Additionally, this area should be limited in development to preserve existing natural resources. The existing properties are proposing reconfiguration to allow for public frontage for an existing building right on a land locked parcel. Additionally, the existing homestead is already configured on a parcel with dimensions that create a flag lot greater than 3-acres.

