



## Wendt Ag Subdivision – Major Preliminary Plat

**Applicant:** Noah Wendt (Property Owner/Developer) represented by Vince Piagentini with Abaci Consulting, Inc.

**Request:** Preliminary Plat Approval of a Major Subdivision Plat

**Legal Description:** The subject property is legally described as, the North Half (N ½) of the N ½ of the Southwest fractional ¼ of Section 7, Township 81 North, Range 22 West of the 5<sup>th</sup> P.M., Polk County, Iowa; containing 38-acres, more or less.

**General Location:** The subject property is located adjacent to the east of NE 72<sup>nd</sup> Street and is located midway between NE 158<sup>th</sup> Avenue and NE 150<sup>th</sup> Avenue. The current address is 15391 NE 72<sup>nd</sup> Street and identified as Geo Parcel # 812207300004. (*Attachment 'A'*)

**Existing Zoning:** “AG” Agricultural District

**Surrounding Zoning:**

**North:** “AG” Agricultural District  
**South:** “AG” Agricultural District  
**East:** “AG” Agricultural District  
**West:** “AG” Agricultural District

**Waiver Requests:**

- 1. Flag lots shall not exceed three (3) acres in size in areas without public sanitary sewer.*
- 2. Flag lots shall have a maximum flagpole length of four hundred (400) feet.*

**GENERAL COMMENTS:**

This preliminary plat (*Attachment 'B'*) proposes one (1) single-family residential lot, one (1) street lot and one (1) outlot totaling approximately 38-acres and zoned “AG” Agricultural District. The subject property has an existing homestead and multiple accessory buildings with the majority of land being utilized as an agricultural field. This subdivision utilizes the Cluster Development Option within the “AG” Agricultural District requiring a minimum lot size of 40,000- square feet

and a 95% minimum Open Space Ratio (OSR). The required open space will be accounted for on the outlot as well as Lot 1. A defined buildable areas and open space will be required to be shown on future submittals to confirm that the subdivision plat will meet these requirements. The proposed lot will have 40-feet of frontage along NE 72<sup>nd</sup> Street and is configured as a flag-lot with a flagpole length of 1,013.53-feet and a flag lot size of 4.40-acres. The Subdivision Ordinance allows flag lots with a maximum size of 3-acres and a maximum flagpole length of 400-feet. The significant setback of the homestead from NE 72<sup>nd</sup> Street requires a subdivision plat with requested waivers for the flagpole length over 400-feet and flag lot size greater than 3-acres to complete the division.

The subject property is located outside of the floodplain within Zone X, as identified on FEMA FIRM Map #19153C0100F. The topography of Lot 1 varies with a high point elevation of 865–feet along the northeastern portion of the lot and a low point elevation of 855–feet within the southwest corner of Lot 1 and centrally located within the flagpole of Lot 1. Existing drainageways on the property are shown within 100-foot Surface Water Flowage Easements. These areas are identified along the western and northwestern portions of Lot 1 as well as within the eastern and southeastern portions of the outlot.

Utilities are available to the site. A private water line easement is located along the southern boundary of the flagpole for Lot 1. An existing water service line from IRUA is located within the private water line easement. A copy of the plat has been sent to the Iowa Regional Utilities Association and is currently under review by their Right of Way Department. The proposed lot will be served by an on-site wastewater treatment system.

The surrounding properties adjacent to the north, east, south and west are all zoned “AG” Agricultural District and comprise of agricultural farm fields.

The proposed subdivision plat requires waivers from the following requirements:

- 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 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 plat is considered a major subdivision due to the number of lots created in the ¼, ¼ 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 flag lot size and flagpole length.

**RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of Wendt Ag Subdivision, as well as the requested waivers to the maximum flag pole length and flag lot size standards. The waivers are supported due to the nature and location of the existing homestead having a significant setback distance from the frontage. The agricultural land will be preserved within the outlot and the 95% OSR will be met by the proposal.

**Wendt Ag Subdivision**  
**Preliminary Plat**

**PLAT INFORMATION:** This major preliminary subdivision plat proposes one (1) single-family residential lot, one (1) street lot and one (1) outlot on approximately 38 acres of land zoned "AG" Agricultural District. The subject property is addressed as 15391 NE 72nd Street and located within Section 7 of Washington Township.

**SEWER:** Individual Wastewater System

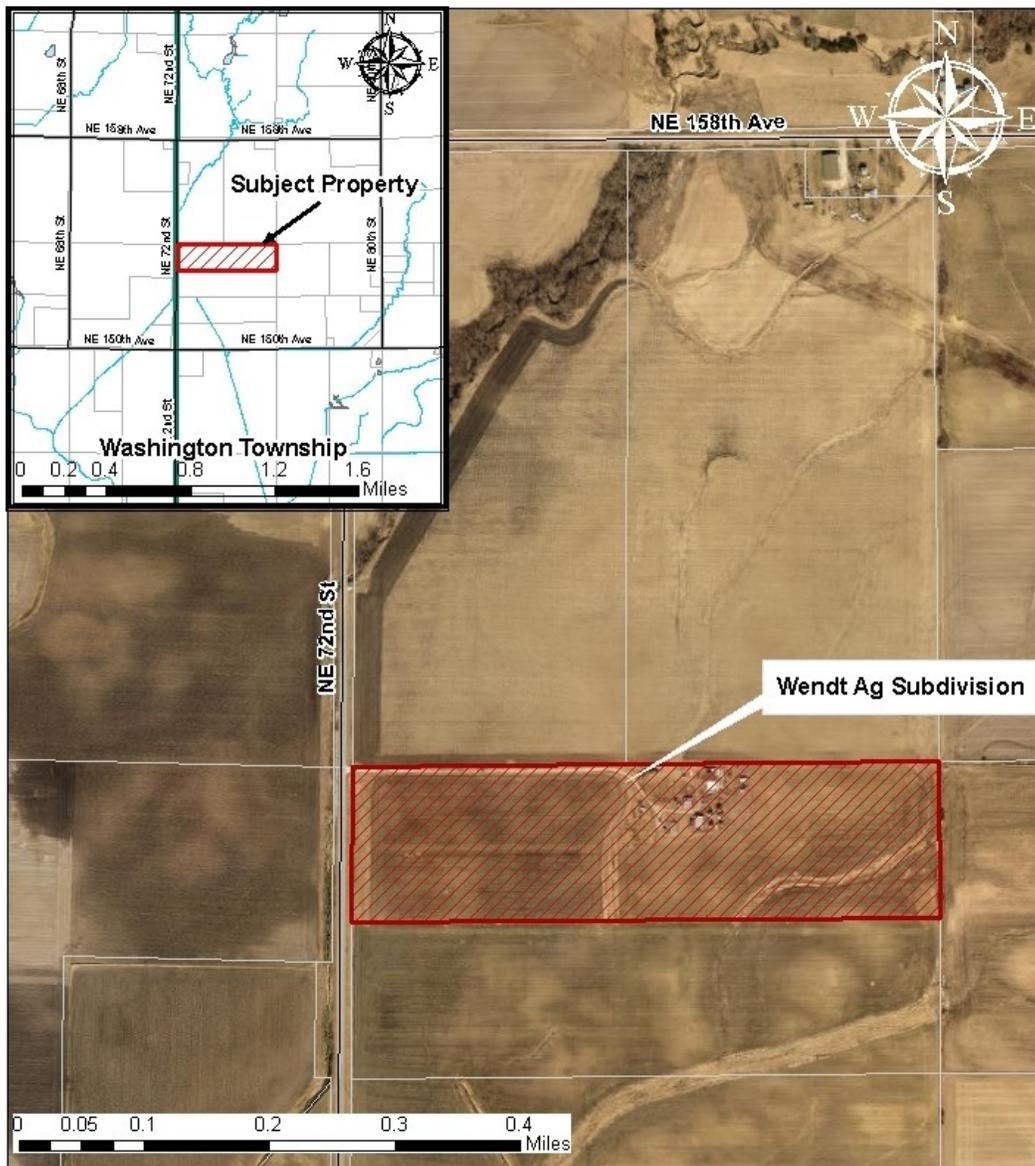
**WATER:** Iowa Regional Utilities

**TOWNSHIP:** Washington

**OWNER/DEVELOPER:** Noah Wendt

**SURVEYOR/ENGINEER:** Abaci Consulting, Inc.

Vicinity Map:



INDEX	LEGEND
COUNTY: Polk	
SECTION: 2 TOWNSHIP: 79 RANGE: 27	
ALIQUOT PART: N1/2 SW 1/4	
SITE ADDRESS: 15391 NE 72nd Street	
CITY: Maxwell	
PROPRIETOR: Noah Wendt	
REQUESTED BY: Noah Wendt	
SURVEYOR NAME: Vincent E. Piagentini	

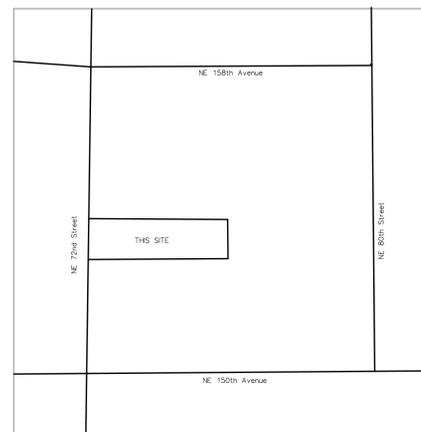
# PRELIMINARY PLAT WENDT AG SUBDIVISION

Attachment 'B'

SPACE ABOVE FOR USE BY RECORDER OFFICE

**Surveyor:**  
Vincent E. Piagentini, PLS  
Abaci Consulting, Inc.  
3000 Grimes Blvd, Ste 800  
Grimes, IA 50111  
Ph: (515)986-5048  
Fax: (515)986-0588

**Owner/Developer:**  
Noah Wendt  
1302 Sand Cherry Lane  
Huxley, Iowa 50124  
Ph: 515-491-7915  
e-mail: wendtnoah@hotmail.com

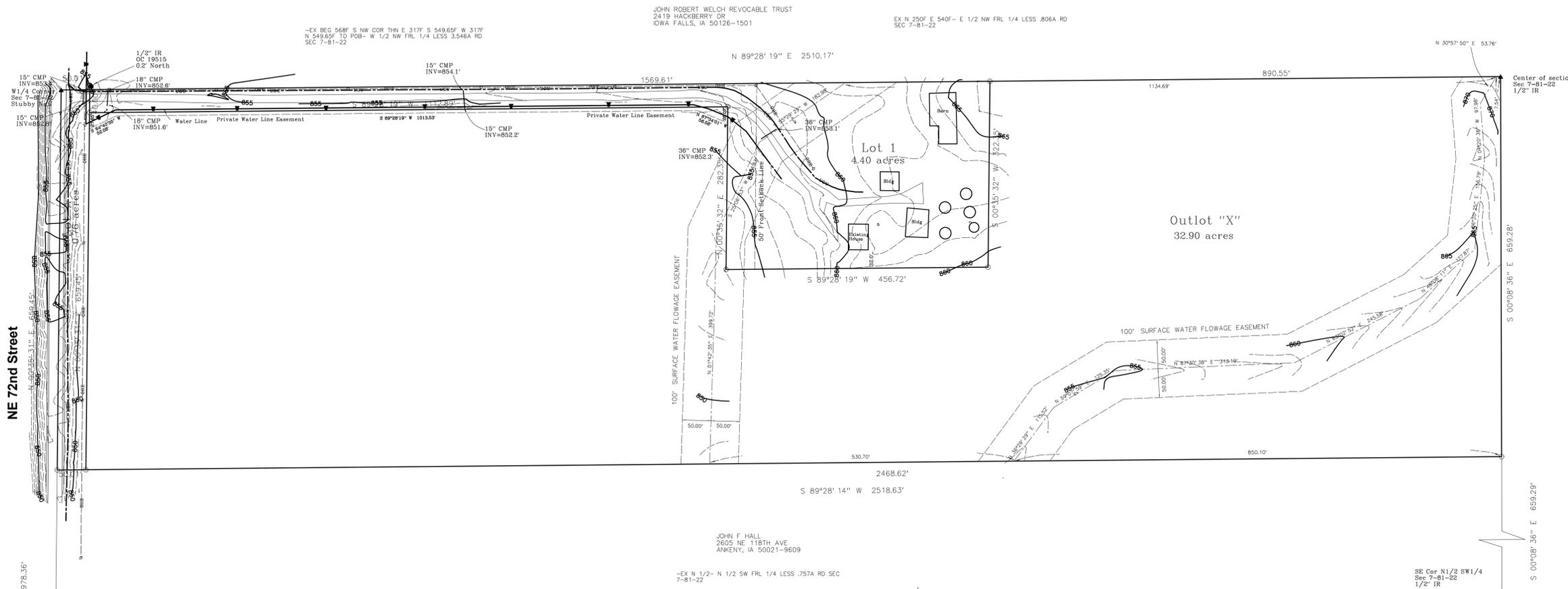


Vicinity Sketch  
Not To Scale

**Legal Description:**  
The North Half (N 1/2) of the N 1/2 of the Southwest Fractional 1/4 of Section 7, Township 81 North, Range 22 West of the 5th P.M., Polk County, Iowa; containing 38 acres, more or less.

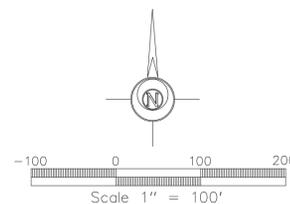
- NOTES:**
- The existing buildings noted to be removed shall be done so prior to final plat approval.
  - This site is in Zone X - Area of Minimal Flood Hazard, FIRM Map Panel NO. 19153C0100F eff Date 2/1/2019.
  - Land is currently zoned AG Agricultural District.
  - The plat boundary and individual lots meet all closure requirements per state code.
  - Lot A will be dedicated to Polk County for roadway purposes.
  - Maintenance of all drainage easements to be the responsibility of the property owner.
  - Post development runoff will not adversely affect downstream drainage facilities or property owners.
  - Due to soil types, limitations, and disturbance, alternative septic systems may be required. Individual wastewater treatment systems shall be designed by an Engineer.
  - Utility providers are as follows:  
Iowa Regional Utilities Association - Water  
MidAmerican Energy Company - Electricity  
Windstream Communications - Telephone

**SETBACK REQUIREMENTS**  
FRONT: 50'  
SIDE: 15'  
REAR: 50'



DAVID J. BRICHMER  
15975 NE BOTH ST  
MAXWELL, IA 50161-4008

OUTLOT Y MILLER RDGE PLAT 1



CALL 48 HOURS BEFORE YOU DIG  
1-800-292-8989

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

**PRELIMINARY**

VINCENT E. PIAGENTINI, PLS  
DATE: DECEMBER 31, 2020  
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

**ABACI CONSULTING, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
3000 SE GRIMES BLVD, STE 800, GRIMES, IOWA 50111, PH. (515)986-5048

- IRON ROD FOUND
  - 1/2" DIA. x 30" IRON PIN SET w/ YELLOW CAP #15982
  - SECTION CORNER MONUMENT FOUND
  - SECTION CORNER MONUMENT SET
  - FENCE LINE
  - CLF CHAIN LINK FENCE
- WATER MAIN
  - GAS MAIN
  - UNDERGROUND ELECTRIC
  - OVERHEAD ELECTRIC
  - UNDERGROUND TELEPHONE
  - MORE OR LESS
  - OVERLAND FLOWAGE EASEMENT

- YELLOW CAP IRON ROD
- BENCHMARK

FIRST SUBMITTAL: 7/31/20  
REVISIONS:

**Preliminary Plat  
of  
WENDT AG SUBDIVISION**

SCALE: always check bar scale 1" = 100'  
DRAWN BY: VP CHECKED BY: BB DATE OF COPYRIGHT: JULY, 2020 DRAWING NO: 20255PP

# ABACICONCONSULTING, INC

CIVIL ENGINEERING • LAND SURVEYING

3000 SE Grimes Blvd, Ste 800, Grimes, Iowa 50111

Ph: 515-986-5048 • Fax: 515-986-0588

E-mail: Abaci@AbaciConsulting.com

July 31, 2020

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

RE: Wendt AG Subdivision

Dear Polk County

The owner of the proposed development is requesting a waiver of the following rules for the subdivision Wendt AG Subdivision.

Flagpole greater than 400 feet.

Due to the location of the existing farmhouse, this is not feasible.

~~4:1 Depth to Width Requirement.~~

~~Due to the distance back to the existing building site, the required width is unnecessary for the lot. Owner wishes to maintain farmland as much as possible.~~

Flagpole lot greater than 3.00 acres.

Current building site is substantially back off the road and owner would like to utilize the current area around the buildings. Utilizing just the 40' flagpole and current building areas requires more than the 3.00-acre limit.

If you have any questions on this issue or property, please contact me at 515-986-5048 or on my cell phone at 515-480-0472 or by email at [vincep@abaciconsulting.com](mailto:vincep@abaciconsulting.com).

Sincerely,



Vincent Piagentini, PLS