



McCauley Estates Plat 2 – Major Preliminary Plat

Property Owners: (James R. McCauley, Sandra J. McCauley, James M. McCauley, Randy J. McCauley, Bradley E. McCauley, Shawn L. McCauley, Dawn R. Ricardson) Represented by Hertz Farm Management Inc.; Rick L. & Dawn R. Bentley; Shawn L. McCauley & Heather McCauley

Developer: Brad McCauley

Developer's

Representative: Vic Piagentini, Associated Engineering Company of Iowa

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: The subject property includes five (5) parcels located within the NE $\frac{1}{4}$ of Section 34, of Beaver Township. Said parcels contain approximately 90.58-acres.

General Location: Located at the southwest corner of the NE 23rd Avenue and NE 104th Street T-intersection. (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

GENERAL COMMENTS:

This preliminary plat (Attachment 'B') proposes one (1) new single-family residential lot, the reconfiguration of three (3) existing lots, and the creation of two (2) outlots on approximately 90.58 acres. The property is zoned "AG" Agricultural District. The cluster development option is being utilized, allowing lot sizes to be reduced to less than 35 acres. A previous plat created the existing lots along the frontage of NE 104th Street with each lot having one (1) development right. The property was previously zoned Estate District and Countryside District. The subject property contains multiple parcels however,

there is currently one (1) remaining development right to be used for the creation of one (1) new lot within this proposal. In a cluster development option, 95 percent of the total site must remain open space and may continue to be utilized for agricultural production. In addition to the proposed creation of one (1) new lot, represented by proposed Lot 4, this proposal is also reconfiguring three (3) of the existing platted lots through a boundary line adjustment and enlargement of both Lot 1 and Lot 3 of McCauley Estates, and the reconfiguration and relocation of Lot 4 McCauley Estates from the eastern boundary to the northern boundary. The required open space will be designated within Outlot X and Outlot Y as well as within portions of proposed Lots 1-4. These lots will have defined buildable areas and defined areas to be preserved as permanent open space therefore meeting the "AG" Agricultural District Cluster Development regulations.

The four (4) lots range in size from 2.01 acres to 23.77 acres. Lot 4 McCauley Estates and the associated development right will be relocated and re-platted with the proposal to create a 2.01 acre lot, identified as Lot 1 along the northern frontage of the property adjacent to NE 23rd Avenue. Lot 2 is a 7.69-acre lot and is proposed as a boundary line adjustment and enlargement of the existing property identified as Lot 1 McCauley Estates. Lot 3 is a 20.67-acre lot and is proposed as a boundary line adjustment and enlargement of the existing property identified as Lot 3 McCauley Estates. A remaining development right is being utilized for the creation of Lot 4 shown as being 23.77-acres in size. All four (4) of the proposed lots will be required to have designated buildable areas within each lot and preserved open space areas to meet the 95% open space required for the site. There are two (2) existing single family homes located on the subject property, which through the re-platting process, will be located on the future Lots 2 and 3. The residence located at 2180 NE 104th Street will be located on proposed Lot 3, and has an existing access to the east onto NE 104th Street. It appears that there are two (2) existing accessory buildings on this property that were constructed without permits that will require that retroactive permits be submitted prior to Final Plat approval. The existing residence at 2272 NE 104th Street will be located on proposed Lot 2, and has an existing access onto NE 23rd Avenue. The address will be reassigned during the platting process to be addressed off of NE 23rd Avenue in association with the entrance location. Additionally, there is an existing accessory building south of the corn bin and barn that appears to be constructed without a building permit and will require that a retroactive building permit be applied for prior to Final Plat approval. NE 104th Street is a local two-lane gravel road that extends north to a T-intersection joining NE 23rd Avenue. Proposed Lots 1, 2 and 4 will all take access onto NE 23rd Avenue. NE 23rd Avenue is a two-lane local paved road.

The subject property is not located within the floodplain however, there are a few defined drainageways that bisect the property. A 100-foot wide Drainage Easement is identified along the shared boundary of proposed Outlot 'X' and Outlot 'Y' and is also the location of a Freshwater Emergent Wetland. It appears from the 2020 Aerial and Pictometry views that there is an unpermitted and non-compliant structure currently located within the 100-foot Drainage Easement that will need to be removed prior to Final Plat approval. There are two (2) Drainage Easements that are 50-feet wide with one located centrally on the property and one located near the eastern portion of the property. The property also has a 100-foot wide Pipeline Easement that is located within the northeastern portion of the property. The rolling topography of the site varies with a high point elevation of 928–feet near the northeastern corner of the property and a low point elevation of 856–feet along

the drainageway within the southwestern area of the property. There are scattered young woodlands located on the property with dense coverage throughout the 100-foot Drainage Easement between Outlot 'X' and Outlot 'Y' as well as along the central southern property boundary.

The proposed lots will be served by on-site wastewater treatment systems. Des Moines Water Works is the water service provider. A four-inch (4") water main currently exists along the south side of NE 23rd Avenue and the west side of NE 104th Street. DMWW has responded that there is adequate water available for the additional 1" services.

The surrounding properties to the north, east, south and west are zoned "AG" Agricultural District and comprise of agricultural fields and existing single-family residential homes. The property lies within the two-mile review authority of the City of Pleasant Hill. The Applicant's Representative will need to work with the City of Pleasant Hill 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 general compliance with the 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. Lot density, dimensions, frontage, access, and potential waivers have been reviewed. There are no waivers required from the Subdivision Ordinance. 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 subject property includes multiple parcels and currently contains two (2) single family homes with accessory structures that are located on previously platted lots. The Zoning Ordinance provides an allowance for properties within the "AG" zoning district to be reconfigured with adjacent properties as long as the number of buildable parcels permitted is not increased. This provision limits the subdividing of parcels to the same or fewer number of buildable lots as would be currently identified as buildable. This allows the two (2) existing platted lots with single family homes to be enlarged through a boundary line adjustment. The proposal also identifies the reconfiguration and relocation of one (1) existing platted lot to become proposed Lot 1. This lot is being relocated from the eastern boundary to the northern boundary of the property with access to be taken from a paved roadway rather than from the existing frontage adjacent to a gravel roadway. One (1) remaining development right exists among the parcels that form the "subject property" therefore, Lot 4 will utilize this development right for the creation of a new lot. All of the Lots will be required to show buildable areas as well as account for defined areas for permanent open space to meet the Cluster Development requirements within the "AG" Agricultural District. The proposal also includes two (2) outlots to be designated as permanent open space.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of McCauley Estates Plat 2. Approval is based upon the proposal's conformance to the Zoning and Subdivision Ordinances.