The Rampton Grove – Major Preliminary Plat

Applicants: Lance and Barbara Rampton (Property Owners / Developers)  
Roger J. Grove Revocable Trust (Property Owner)  
Stephen Zimmerman, Bishop Engineering (Representative)

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: The subject property is generally described as a portion of the North ½ of Section 4, Township 81 North, Range 25 West, Polk County, Iowa.

General Location: The subject properties are addressed as 11000 and 11002 NW 166th Avenue, Madrid, and are located on the south side of NW 166th Avenue between NW 100th Street and NW 114th Street. The driveway to the residences on the subject property is located approximately 1,600-feet East of the intersection of NW 166th Avenue and NW 114th Street (Attachment ‘A’)

Existing Zoning: “AG” Agricultural District

Surrounding Zoning: 
North: NW 166th Avenue and the Story County line  
South: “AG” Agricultural District  
East: “AG” Agricultural District  
West: “AG” Agricultural District

Waiver Request: 1. Flag lots shall: (2) Have a maximum flagpole length of four hundred (400) feet. Lot 1 is proposed to have a flagpole length of 1,408 feet.  
2. Flag lots shall: (3) Not exceed three (3) acres in size in areas without public sanitary sewer. Lot 1 is proposed to be 8.63 acres in area.

GENERAL COMMENTS: 
This preliminary plat (Attachment ‘B’) is a reconfiguration of two (2) existing parcels, and proposes one (1) single-family residential lot and three (3) outlots on approximately 126.06 acres of land zoned “AG” Agricultural District. The subject property has two (2) existing residential
structures and numerous accessory structures. The first home (addressed as 11000 NW 166th Avenue) was constructed in 1936, and the second home (addressed as 11002 NW 166th Avenue) was constructed in 1984. Prior to approval of a final plat for this project, the property owners will be required to sign a Consent Agreement with Polk County, which will require removal of one of the two existing residences within a set timeframe. This will ensure that Lot 1 does not contain two residences moving forward, which would be nonconforming. Lot 1 would gain access from the existing driveway entrance onto NW 166th Avenue, with the flagpole portion of the Lot 1 encompassing the driveway. The proposed subdivision is being completed in accordance with the cluster development option meeting the minimum lot width of 140-feet in the “AG” District, and a minimum lot area of 40,000-square feet. Minimum setback requirements of 50-feet for the front and rear setback and a minimum side yard setback of 15-feet will also be maintained. Lot 1 has a maximum building coverage of 15%, and is proposed to be 8.63-acres in size.

All three outlots will be considered undevelopable until such time they would be replatted. By the current density allowances outlined in the Polk County Zoning Ordinance Article 5. District Performance Standards, Division 3. Residential Standards, Table 5.1 Residential Density Standards, two (2) development rights remain and 0.16 buildable area remains. Further development would also need to comply with subdivision access standards outlined in the Polk County Subdivision Ordinance, specifically that no more than one (1) building lot per 40-acre aliquot part may access on a gravel road. NW 166th Avenue is currently a gravel road, and therefore any future proposed divisions of the remaining outlots would have to be evaluated to determine if additional building lots or parcels would be permitted. Outlot X is proposed to be 38.79 acres and area, and will be located west of the driveway with frontage along NW 166th Avenue. Outlot Y is proposed to be 42.32 acres in area, and will be located east of the driveway with frontage along NW 166th Avenue. Outlot Z will be 36.32 acres in area, and has no frontage, but will be connected to Lot 1 via a Lot-tie agreement.

The subject property does feature Zone A and Zone X floodplain associated with Big Creek according to FEMA FIRM Map #190901 Panel 0025. The area of floodplain is primarily located on Outlot Z, and would therefore be undevelopable, and the Big Creek waterway would be protected with 50-foot Stream Buffer Easements. The site features significant elevation changes from a high point along western edge of Outlot X of 1014-feet above sea level, to a low point of 940-feet above sea level along the banks of Big Creek in Outlot Z. There is a natural drainage way that runs to Big Creek which flows from the southwestern corner of Lot 1 through Outlot Z to the southern lot line of the property. The drainage way will be preserved in a 50-foot wide Drainage & Stream Buffer Easement.

Water service is currently provided by an on-site well, though the property is located within Xenia Rural Water’s service area. There are no water mains located within 300-feet of the proposed subdivision, therefore extension of water mains is not required at this time. The existing dwellings are served by an onsite septic systems located south of both dwellings.

Surrounding properties are primarily agricultural in nature with some individual farmsteads. The Story County line is located directly North of the subject property along NW 166th Avenue. The corporate limits of the City of Madrid is approximately 2-miles West of the subject property. The
City of Madrid will be reviewing the proposed subdivision, and approval by the city will be required prior to preliminary plat approval by Polk County.

The proposed subdivision plat will require the following waivers for Lot 1:

1. Flag lots shall: (2) Have a maximum flagpole length of four hundred (400) feet. Lot 1 is proposed to have a flagpole length of 1,408 feet.
2. Flag lots shall: (3) Not exceed three (3) acres in size in areas without public sanitary sewer. Lot 1 is proposed to be 8.63 acres in area.

The Applicant has requested a waiver from this standard stating in the submitted letter that was included as Attachment ‘C’.

**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 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.

Staff has reviewed the layout of the proposed subdivision and the requested waivers. The need for the flagpole length and flag lot size waivers stems from the location of the original farm home that was constructed on the property in 1936, and from the way farm buildings have been constructed on the property over time. Approval of the requested flag lot waivers in this case would allow for the continued use of already established buildings on the property. As part of this plat process the owners are required to remove one of the existing residences. While the proposed flag pole length and flag lot size are typically discouraged, in this instance they serve to make the property more conforming by providing legal frontage and access to a public street.

**RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of The Rampton Grove, as well as the requested waivers to the maximum flagpole length and size of a flag-lot parcel for Lot 1.
PLAT INFORMATION: This subdivision plat proposes one (1) single-family residential lot and three (3) outlots on approximately 126.06 acres zoned “AG” Agricultural District.

SEWER: Individual Septic Systems

WATER: Xenia Rural Water

TOWNSHIP: Union

OWNERS & DEVELOPERS: Roger Grove and Lance & Barbara Rampton (Property Owners)

Vicinity Map:
Attachment 'C'

January 20, 2022

Polk County Zoning Commission
5885 NE 14th Street
Des Moines, IA 50313

Re: Subdivision Waiver Request for The Rampton Grove

To Whom it May Concern;

I am writing on behalf of the property owners, Lance and Barbara Rampton, to request two waivers for this subdivision. The purpose of this subdivision is so that Lance and Barbara may incorporate a small tract of family-owned land adjoining theirs, with the intention of leaving the entirety of the land as agricultural. The homestead they live on is over 100 years old.

The first request is to grant the flag lot length waiver. The length of this entrance from NW 166th Avenue is necessary because it preserves the current location of the driveway and homestead. Currently the family farms on both sides of the gravel driveway leading to the home and associated out-buildings, including the well and septic. The placement of this drive is an agreed-upon line amongst the family members, and preserving that would honor that agreement and maintain the historical location of the ingress and egress to the homestead.

The second request is to grant a waiver allowing the building lot to exceed the 3-acre maximum flag lot size. The proposed configuration of Lot 1 is meant to preserve the historical location of the homestead and driveway, while allowing the family to continue to farm where they traditionally have, and to honor agreed-upon property lines. It would be difficult to create a 3-acre parcel that both provides access to NW 166th Avenue as well as incorporate the house, associated out-buildings, and the septic.

Respectfully,

[Signature]

Stephen L. Zimmerman II, PLS

Attachments: 1