

Overview / Staff Review & Recommendation

The subject property consists of two (2) tax parcels totaling approximately 8.76 acres. The southern tax parcel, Lot 2, is approximately 4.62 acres in size, addressed as 14150 NW Madrid Drive, and has been developed with a house, pond, utility building and a residential accessory building. The northern tax parcel, Lot 1, is approximately 3.03 acres in size, District/Parcel 280.00242.001.006, and is vacant. Polk County issued the Building Permit for the house at 14150 NW Madrid Drive on November 20, 1998 utilizing the entire property, which included both tax parcels. On December 7, 1998 the property owner at the time, which is not the same owner as the property owner listed today, recorded a Plat of Survey (Attachment 'A'), which separated the property into two (2) parcels. Although the tax parcels comply with the dimensional standards for the Zoning District, "ER" Estate Residential District, Polk County does not recognize the northern parcel as a buildable property for a new house because the parcel was not created through the required subdivision process. A subdivision is required due to the number of buildable parcels in the ¼, ¼ Section.

Lot 1, the northern parcel, has frontage onto NW 142nd Avenue to the north and NW Madrid Drive to the east. Lot 2, the southern parcel, has frontage onto NW Madrid Drive to the east. Right-of-way dedication is proposed, as Lot A and Lot B, adjacent to each of the proposed properties.

The proposal is to create two (2) lots, which reflect the existing tax parcels that exist today. If approved, the subdivision process would make Lot 2 buildable for a single-family house in the future. The subject property is zoned "ER" Estate Residential District. The proposed lots conform to the lot size and width requirements of the Standard Single Family Regulations for the "ER" District zone. Properties to the north, across NW 142nd Avenue are located in the "AG" Agricultural District and properties to the west, south and across NW Madrid Drive to the east are similarly zoned as "ER" Estate Residential District.

Lot 2 has an existing access onto NW Madrid Drive to the east. Lot 1 will be required to utilize the existing entrance onto NW 142nd Avenue to the north. Both roadways are paved and maintained by Polk County.

A septic system currently serves the sanitary needs of the existing house on Lot 2 and is shown on the Preliminary Plat (Attachment 'B'). Future Lot 1 will also be served by an individual septic system. A four (4) inch water main is available on the west side of NW Madrid Drive and a three (3) inch water main is available on the north side of NW 142nd Avenue. Xenia Rural Water District is the water service provider.

The City of Polk City is located within two (2) miles of Zunkel Estates Plat 1 subdivision. Comments have not been received to date. The City of Polk City will need to either waive their review or approve the subdivision through their process prior to Final Plat approval.

Polk County staff is recommending approval of the Zunkel Estates Plat 1 Major Preliminary Plat. No waivers are requested.

9-2-11

98 DEC -7 @ 9:35 A
TIMOTHY J. BRIEH
RECORDER

INST# 050431
RECORDING FEE \$11.00
AUDITOR FEE

FOUND 5/8" ROD
NE CORNER OF
MEDICI MEADOWS

North line of the NE 1/4 of the
NE 1/4 of Section 20-81-25
424.04'
899'10.20"E

FOUND PK NAIL
CORNER OF
SECTION 20-81-25
POINT OF BEGINNING
FOR PARCEL "A"

FOUND PK NAIL
IN ASPHALT
10.43' WEST OF
SECTION LINE

SE CORNER OF THE
NE 1/4 NE 1/4 OF
SECTION 20-81-25

EAST 1/4 CORNER
SECTION 20-81-25

FOUND PK NAIL
IN ASPHALT
10.43' WEST OF
SECTION LINE

FOUND PK NAIL
CORNER OF
SECTION 20-81-25
POINT OF BEGINNING
FOR PARCEL "A"

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CORNER OF
SECTION 20-81-25
POINT OF BEGINNING
FOR PARCEL "A"

0021820001
Recorded: 12/07/1998 @ 12:00:00 PM
POLK COUNTY IOWA
BK8080 pas85

222208.42'
3300'

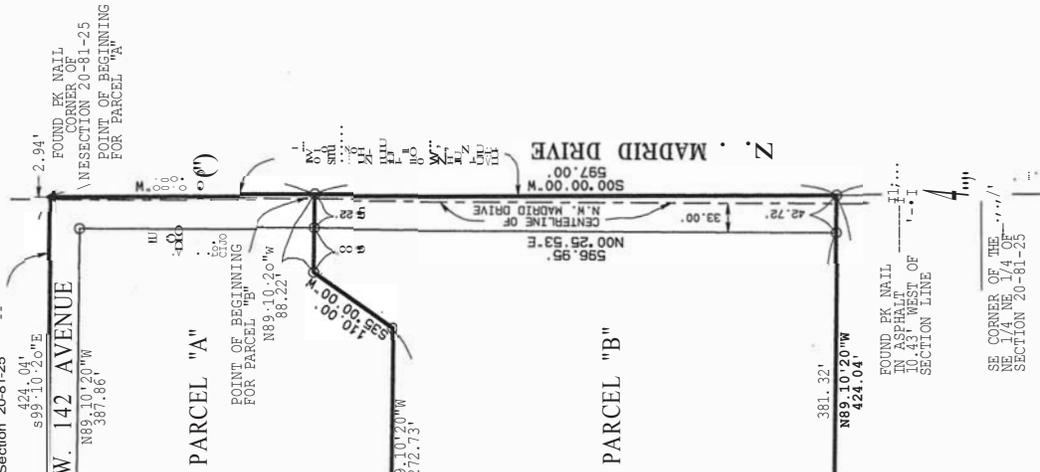
FOUND 5/8" ROD
NE CORNER OF
SECTION 20-81-25

Legal Description (PARCEL "A")
All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 20, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa, more particularly described as follows:
Beginning at the Northeast Corner of Section 20, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa; thence South 00°00'00" West along the East line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said section 20, a distance of 303.00 feet; thence North 89°10'20" West, a distance of 88.22 feet; thence South 35°00'00" West, a distance of 110.00 feet; thence North 89°10'20" West, a distance of 272.73 feet; thence North 00°00'00" West, a distance of 394.02 feet to the North line of the Northeast Quarter of the Northeast Quarter of said Section 20; thence South 89°10'20" East along the North line of the Northeast Quarter of the Northeast Quarter of said Section 20, a distance of 424.04 feet to the Point of Beginning, containing 3.59 acres, including 0.55 acres of Road Right-of-Way.

Legal Description (PARCEL "B")
All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 20, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa, more particularly described as follows:
Commencing at the Northeast Corner of Section 20, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa; thence South 00°00'00" West along the East line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 20, a distance of 303.00 feet to the Point of Beginning; thence South 00°00'00" West, a distance of 597.00 feet; thence North 89°10'20" West, a distance of 424.04 feet; thence North 00°00'00" West, a distance of 505.98 feet; thence South 89°10'20" East, a distance of 272.73 feet; thence North 35°00'00" East, a distance of 110.00 feet; thence South 89°10'20" East, a distance of 88.22 feet to the Point of Beginning. Containing 5.18 acres, including 0.55 acres of Road Right-of-Way.

Plat of Survey

ATTACHMENT 'A'



e SURVEY MARKER FOUND
0 SET 1/2" ROD W/CAP#5228
RECORDS DEPARTMENT
P-COUNTY IOWA
P-COUNTY IOWA
COMPUTED FROM OTHER DATA

Printed by the Publisher
Approved by the Surveyor
MICHAEL A. WATRO
Order No. 11-113



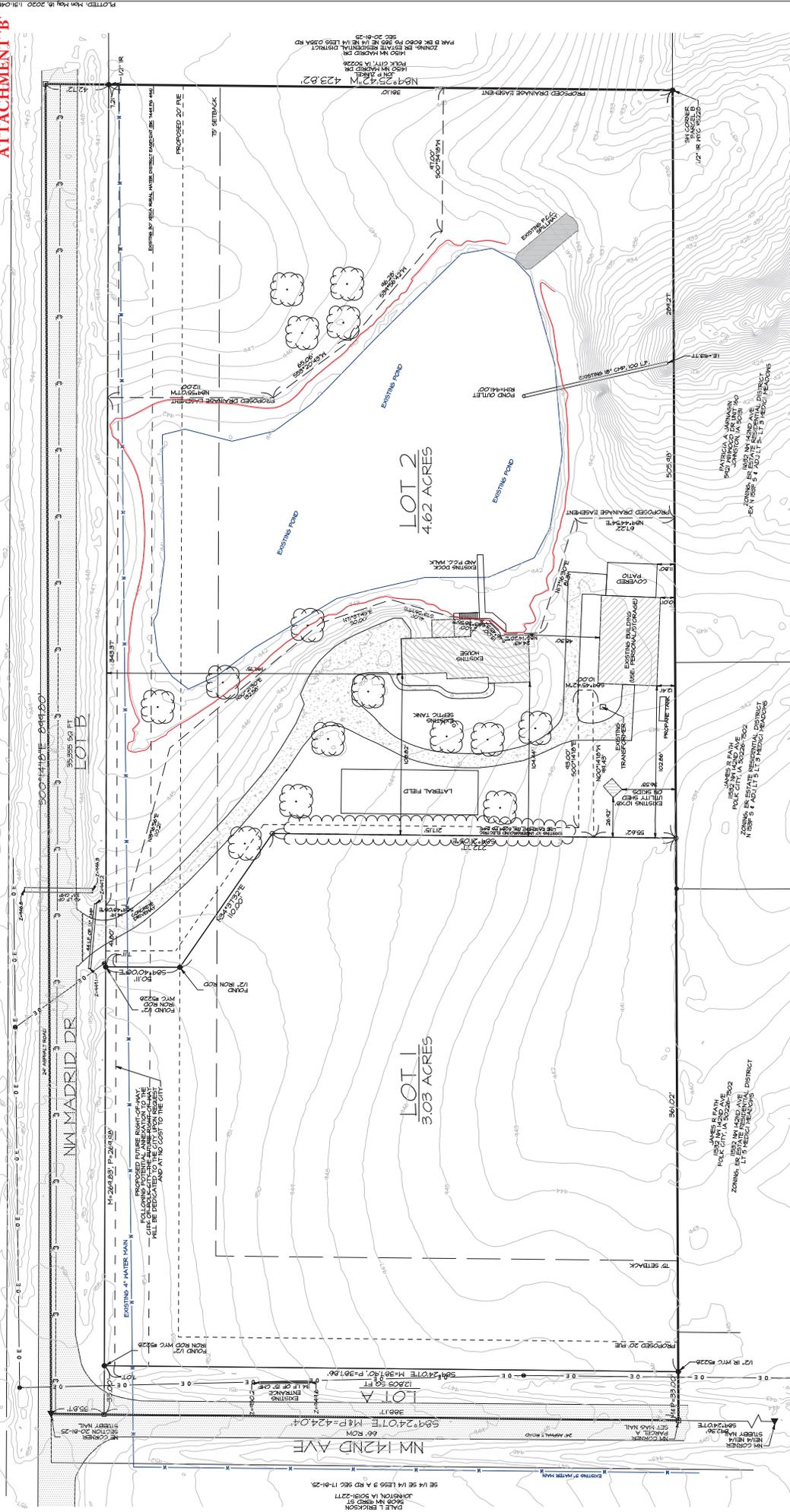
I hereby certify that this plat, plan, specification or report was prepared by me or under my direct personal supervision and I am a duly Licensed Professional Engineer and Land Surveyor, under the laws of the State of Iowa.
Signed _____ Date 12/4/1998
My License Renewal Date is Dec. 31, 1998 License No. 5228

Associated Engineering Company of Iowa
2917 Martin Luther King Jr. Parkway
Des Moines, Iowa 50310
Phone (515) 255-3156 Fax (515) 255-3157

Plat of Survey
Don Medici
Northwest Madrid Drive

1.				
2.				
3.				
ENGINEER:	VIC	CHECKED BY:	SCALE: 1"=100'	FIELD BK: EG
PROJECT#:	200563	Ref. File	39647	
COMPUTER FILE#:	39647\200563.DWG			
				SHEET 1 OF 1

BK8080PC85



ZUNKEL ESTATES PLAT I MAJOR PRELIMINARY PLAT

LEGEND

- 1. EXISTING CONCRETE DRIVEWAY AS NOTED
- 2. EXISTING CONCRETE DRIVEWAY AS NOTED
- 3. EXISTING CONCRETE DRIVEWAY AS NOTED
- 4. EXISTING CONCRETE DRIVEWAY AS NOTED
- 5. EXISTING CONCRETE DRIVEWAY AS NOTED
- 6. EXISTING CONCRETE DRIVEWAY AS NOTED
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- 17. EXISTING CONCRETE DRIVEWAY AS NOTED
- 18. EXISTING CONCRETE DRIVEWAY AS NOTED
- 19. EXISTING CONCRETE DRIVEWAY AS NOTED
- 20. EXISTING CONCRETE DRIVEWAY AS NOTED

**ASSOCIATED ENGINEERING
COMPANY OF IOWA**
1830 SE Professor Dr., Ste. M, Okma, IA 50111
Phone: (515) 245-3157 Fax: (515) 245-3177

VICINITY SKETCH

CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Iowa, do hereby certify that the above is a true and correct copy of the original as filed in my office.

Professional Engineer

- NOTES**
1. SEE ALL OTHER PLATS AND RECORDS FOR THIS PROJECT.
 2. UTILITIES SHOWN BY THIS PLAT SHALL BE DEEMED TO BE AS SHOWN.
 3. ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN UNLESS OTHERWISE NOTED.
 4. ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN UNLESS OTHERWISE NOTED.
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 6. ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN UNLESS OTHERWISE NOTED.
 7. ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN UNLESS OTHERWISE NOTED.
- UTILITY PROVIDERS**
- Midwest
2200 University Avenue
Des Moines, IA 50319
515-281-2000
- Midwest Energy
2200 University Avenue
Des Moines, IA 50319
515-281-2000
- Midwest Gas
2200 University Avenue
Des Moines, IA 50319
515-281-2000
- Midwest Water
2200 University Avenue
Des Moines, IA 50319
515-281-2000

OWNER/DEVELOPER

ZUNKEL ESTATES PLAT I
1420 NW MADRID DR.
DES MOINES, IOWA 50319
515-245-3157

BULK REGULATIONS

ZONING - RESIDENTIAL
MINIMUM LOT AREA - 10,000 SQ. FT.
MINIMUM FRONT YARD SETBACK - 25 FT.
MINIMUM SIDE YARD SETBACK - 5 FT.
MINIMUM REAR YARD SETBACK - 5 FT.
MINIMUM FRONT PORCH COVERAGE - 8%

LEGAL DESCRIPTION

PARCEL A OF THE NE 1/4 OF THE NE 1/4 IN SECTION 20, TOWNSHIP 20 NORTH, RANGE 20 WEST
COUNTY POLK, IOWA, AS RECORDED IN BOOK 8080, PAGE 306 AT THE POLK
COUNTY REGISTER'S OFFICE.

POLK CITY NOTES

SAID PARCEL CONTAINS 8.16 ACRES INCLUDING 1.11 ACRES OF ROAD RIGHT OF WAY.

POLK CITY NOTES

1. CITY ENGINEER'S REVIEW AND APPROVAL IS REQUIRED FOR ALL PLATS SUBMITTED TO THE CITY.
2. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLAT.
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