Brooke Field Estates Northwest Plat 2 – Major Preliminary Plat

Property Owner & Developer: Brookefield Enterprises, LLC, represented by Friedrich Trost

Developer’s Representative: Edward H. Arp, Civil Engineering Consultants, Inc.

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: Parcel 2018-185 of the SE ¼, SE ¼ an Official Parcel Recorded in Book 17314, Page 809 at the Polk County Recorder’s Office, of Section 20, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa.

and

Outlot ‘X’ & ‘Y’, Brooke Field Estates Northwest Plat 1, an Official Plat Recorded in Book 17548, Page 228 at the Polk County Recorder’s Office, Polk County, Iowa.

General Location: The subject property is located directly north of NW Cedar Valley Drive and west of Highway 141. The property is identified as District/Parcels 240/00306-002-005, 240/00714-035-015 and 240/00714-035-016. (Exhibit ‘A’)

Existing Zoning: “RR” Rural Residential District

Surrounding Zoning:
- North: City of Johnston
- South: “RR” Rural Residential District
- East: City of Johnston
- West: City of Johnston

Waiver Request: None
**GENERAL COMMENTS:**
This preliminary plat (Exhibit ‘B’) proposes six (6) residential lots, one (1) outlot and one (1) street lot on three (3) properties totaling approximately 6.53 acres. The existing street, NW Cedar Valley Drive, is proposed to be reconfigured to direct a future street extension to the west rather than to the north as previously designed. The applicant has provided a future street masterplan, attached as Exhibit ‘C’, which shows how the future street network can be developed. Proposed lots two (2) through six (6) have frontage and access onto NW Cedar Valley Drive and Lot 1 has frontage and access onto NW Timberridge Lane.

The property has been in agricultural production and until recently, was part of the existing farm ground located adjacent to the north and west of the site. The agricultural ground to the north and west was recently annexed to the City of Johnston. The subdivision is currently being reviewed by the City of Johnston and they have been communicating with County staff that the western street extension, rather than to the north, is preferred. Further, the City of Johnston is requesting a sidewalk/trail easement across the frontage of the proposed lots. Otherwise, there are no significant changes requested from their office and their review of the subdivision plat has been supportive of the current subdivision layout.

A Rezoning Petition was approved for the subject property by the Polk County Board of Supervisors on August 27, 2019. The Rezoning request was from the “AG” Agricultural District to the “RR” Rural Residential District. The Polk County Zoning Commission held a public hearing on the Rezoning Petition on July 22, 2019 and recommended approval to the Board of Supervisors. During the Rezoning public hearings, the City of Johnston was supportive of the petition. The submitted concept plan for the future development of the property included five (5) residential lots and a northern street extension. Due to the street extension modification, the developer is able to create an additional lot and still meet the applicable density and size requirements.

**STAFF REVIEW:**
Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances and has found that waivers to the ordinance requirements are not needed. This plat proposes six (6) lots, which requires a Major Subdivision process. Brooke Field Estates Northwest Plat 2 is located adjacent to the City of Johnston within two (2) miles of the City of Grimes. The City of Grimes has not yet responded and the City of Johnston is currently reviewing the subdivision.

Staff has reviewed this Plat for general compliance with the Zoning and Subdivision Ordinances. Lot density, dimensions, frontage and access. 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.

**RECOMMENDATION:**
Staff recommends approval of the Preliminary Plat of Brooke Field Estates Northwest Plat 2. Approval is based upon the proposal’s conformance to the Zoning and Subdivision Ordinances.
Brooke Field Estates Northwest Plat 2
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes six (6) single-family residential lots, one (1) outlot and one (1) street lot on 6.53 acres zoned “RR” Rural Residential District. The subject property is located directly north of NW Cedar Valley Drive and west of Highway 141. The property is identified as District/Parcels 240/00306-002-005, 240/00714-035-015 and 240/00714-035-016.

SEWER: On-site wastewater treatment systems

WATER: Xenia Rural Water District

PROPERTY OWNER & DEVELOPER: Brookefield Enterprises, LLC

TOWNSHIP: Jefferson

Vicinity Map: