Harding Farms
Major Preliminary Plat

PLAT INFORMATION: This major subdivision plat proposes one (1) single-family residential lot for an existing homestead and one (1) outlot on approximately 74.59 acres of land zoned "RR" Rural Residential District. The subject property is located approximately ¾ mile north of the NW 86th Street and NE 70th Avenue intersection, addressed as 7718 NW 86th Street, Johnston, within the SE ¼, SE ¼, of Section 27 and the NE ¼, NE ¼, of Section 34 in Jefferson Township.

SEWER: Individual septic systems
WATER: City of Johnston
TOWNSHIP: Jefferson
OWNER/DEVELOPER: Phylis Jones
SURVEYOR/ENGINEER: Abaci Consulting, Inc.

Vicinity Map:
Overview / Staff Review & Recommendation

The subject property is located approximately ¾ mile north of the NW 86th Street and NE 70th Avenue intersection, addressed as 7718 NW 86th Street, Johnston. This preliminary plat (Attachment ‘A’) proposes one (1) single-family residential lot, one (1) street lot and one (1) outlot totaling 74.59-acres and zoned “RR” Rural Residential District. The subject property has a small area containing an existing homestead and multiple accessory buildings, with the larger, remaining portion of the property utilized as sod farm. This subdivision meets the Standard Single-Family Bulk Regulations within the “RR” Rural Residential District requiring a minimum lot size of 40,000- square feet and the minimum lot width of 140-feet. The proposed lot will have 443-feet of frontage along NW 86th Street and is configured as an L-shaped lot having a lot size of 10-acres. The existing principal dwelling and accessory buildings meet all of the required Zoning Ordinance setbacks.

Beaver Creek meanders through the subject property therefore including areas of floodplain within Zone AE and Zone X, as identified on FEMA FIRM Map #19153C0178F. The topography of the property varies with a high point elevation of 834–feet within the southern half of Lot 1 and a low point elevation of 821–feet along the centerline of the floodway within the southwest portions of Lot 1 and Outlot Z. Mapped streams in all watersheds within unincorporated Polk County with floodway identified on effective FIRM maps are required to have a minimum 50-foot undisturbed buffer on each side of the floodway boundary. An additional 25-foot setback shall be maintained adjacent to the 50-foot undisturbed buffer in which all impervious surfaces shall be prohibited.

Lot 1 currently receives water from the City of Johnston. The existing 12” water service line is located on the east side of NW 86th Street. A copy of the plat has been sent to the City of Johnston and is currently under review. The existing dwelling on proposed Lot 1 is currently served by an on-site wastewater treatment system.

The surrounding properties adjacent to the north and west are comprised of agricultural farm fields. There are other single-family residences established to the south of the subject property that are located within unincorporated Polk County. The City of Johnston corporate boundaries are located adjacent to the west of the subject property and across NW 86th Street to the east. The Camp Dodge facility is located directly to the east.

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, ¾ Section. Lot density, dimensions, frontage, access and potential waivers have been reviewed. No waivers from the Subdivision Ordinance requirements are requested. 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 recommends approval of the Preliminary Plat of Harding Farms. The agricultural land will be preserved within Outlot ‘Z’ until annexation or future subdivision.