



The Reserve at Jester Park Plat 3 – Major Preliminary Plat

Applicants:

Kimberly Development Corp. (Property Owner/Developer)
Keven Crawford, Cooper Crawford & Associates (Project Engineer/Surveyor)

Request:

Preliminary plat approval of a major subdivision plat creating 14 residential lots on 19.36 acres.

Legal Description:

Outlot 'Z', The Reserve at Jester Park Plat 2, An Official Plat, Polk County, Iowa, Containing 19.36 Acres More or Less.

General Location:

Approximately 250-feet south of the intersection of NW 112th Street and NW 111th Avenue, within Section 4 of Jefferson Township.

Existing Zoning:

"RR" Rural Residential District

Surrounding Zoning:

North "RR" Rural Residential District and "OS" Open Space District

South "RR" Rural Residential District

East "RR" Rural Residential District

West "RR" Rural Residential District

GENERAL COMMENTS:

This preliminary plat proposes to re-plat Outlot Z of The Reserve at Jester Park Plat 2. The existing Outlot Z is approximately 19.36 acres and is zoned "RR" Rural Residential District. The proposed subdivision will create 14 single-family residential lots with two roadway extensions and a cul-de-sac. The subject property is currently vacant and utilized in agricultural row crop production. The Zoning Commission approved the preliminary plat for The Reserve at Jester Park, on June 9, 2015. The Reserve at Jester Park created 6 single-family residential lots along with the original Outlot Z. Additionally, the Zoning Commission approved the preliminary plat for the existing plat, The Reserve at Jester Park Plat 2, on March 28, 2016. This existing plat created 26 single-family residential lots including the NW 111th Avenue street extension, NW 108th Court cul-de-sac, and the start of the NW 112th Street extension to the southwest, which will be completed with the proposed subdivision.

Please see *Attachment A* of this report for a vicinity map of the subject property and surrounding area. The subject property is located west of NW 107th Street at the end of NW 111th Avenue. The adjacent property to the east is zoned "RR" Rural Residential District and was platted through two (2) residential subdivisions, the above mentioned The Reserve at Jester Park Plat and Plat 2. The property further to the north and east is zoned "OS" Open Space District and is owned by the State of Iowa. The adjacent properties to the south and west are

zoned "RR" Rural Residential District and are used in agricultural row crop production with a few single-family residences. The subject property is located within two (2) miles of the City of Johnston to the south and the City of Granger corporate limits to the southwest. Notification was provided to the City of Granger and the City of Johnston as required and a response was provided indicating that the subdivision plat will be reviewed by their City Council.

Lot Configuration/Plat Layout

Attachment B at the end of this report contains a copy of the most recent version of the preliminary plat for The Reserve at Jester Park Plat 3. A total of 14 single-family residential lots are proposed. The development meets the Polk County Zoning Ordinance bulk standards for the "RR" Rural Residential District, which requires a minimum 40,000 square feet lot size with a minimum lot width of 140-feet. The lots range in size from approximately 0.92-acres (40,125 SF) to 2.01-acres in area. Lot widths fall within a range of 152.16 feet to 185.69 feet. There are three (3) lots shown as pie-shaped lots due to the cul-de-sac bulb including Lots 6, 7, and 8. These lots are shown with a smaller lot width and widen with the extension of the lot lines. The front setback line shall be adjusted as necessary and the width labeled for each pie-shaped lot to identify the point at which each lot reaches the minimum required width of 140-feet, which may be beyond the minimum 50-foot setback. The proposed access points and street extensions provide connectivity with the intent of the neighborhood access plan provisions of the Subdivision Ordinance. The temporary turnarounds at the end of NW 112th Street and NW 111th Avenue street extensions allows the ability for the streets to be extended to the west and south at such a time in the future that the adjacent farm ground develops.

Roads/Utilities/Natural Resources

The subject property is located at the end of two street extensions, NW 111th Avenue and NW 112th Street, they are both two-lane local streets maintained by Polk County. NW 112th Street is a short extension that connects to NW 111th Avenue to the north, NW 111th Avenue then intersects with NW 107th Street to the east. NW 107th Street is a two-lane minor arterial road maintained by Polk County. The development proposes 'Lot A', an approximately 326.83-foot public street extension of NW 111th Avenue ending in a temporary turnaround that will serve four (4) lots. Additionally, the development proposes 'Lot B' an approximately 520.67-foot street extension of NW 112th Street to the south and 'Lot C', NW 11th Court, an approximately 243.34-foot cul-de-sac branching off to the west from the NW 112th Street extension. These two extensions will serve 10 lots with NW 112th Street ending in a temporary turnaround to provide street connectivity to the adjacent property to the south for future neighborhood access. The preliminary plat proposes to continue the modified open ditch section established by the existing streets, instead of curb and gutter.

Water service is provided by Xenia Rural Water District. The developer proposes to extend the 8-inch (8") water main located along each street extension to serve the proposed development. Xenia has been notified of this request and have confirmed that there is capacity to serve the 14 proposed lots. The developer will be responsible for coordinating with Xenia regarding requirements for easements and construction of the water line extensions. Sewer service is not available therefore individual wastewater systems will be required. Alternative septic systems may be required for each lot pending review and determination by a Soil Engineer.

The subject property is not located within a mapped floodplain, nor does it contain other mapped environmental hazards or features. From site review and review of topography maps, the grade of the site slopes from southeast to northwest. There is a high elevation of approximately 950 feet along the southeastern portion of the property, and a low elevation of approximately 910 feet along the northwest portion of the site. Due to the slope in the area a safe slope setback is required for north half of lots 13 and 14. 12.63 acres of the 19.36 acres

of The Reserve at Jester Park Plat 3 were accounted for within the Stormwater Management Plan for The Reserve at Jester Park Plat 2. The developer has provided a conformance letter that provides analysis and proof that the remaining 7 acres can be accommodated by the existing detention basins created for The Reserve at Jester Park Plat 2.

The subject property contains a cluster of mature woodlands located on Lots 13 and 14. The developer is required to meet the woodland protection standards as outlined in Article 7, Section 4, "Natural Resource Protection, Woodlands" of the Polk County Zoning Ordinance, requiring a minimum 75% protection for mature woodlands. The developer has placed the required percentage of mature woodlands within a woodland protection easement on Lots 13 and 14.

STAFF REVIEW:

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances. The plat is considered a major subdivision due to the number of lots requested as well as required public improvements. Lot density, dimensions, frontage, access, and potential waivers have been reviewed. Pending approval, re-submittals will be needed in order to address staff comments. Staff will continue to work with the developer and project engineer in resolving remaining comments. Once all comments have been addressed, the preliminary plat may be forwarded to the Board of Supervisors for their approval. Any significant changes to the preliminary plat would require further review by the Zoning Commission. Once the preliminary plat has been approved construction drawings may be submitted for review. All required plat improvements shall be constructed, or surety provided, prior to final plat approval. Any final plat will be reviewed by staff and approved by the Board of Supervisors prior to recording, and would not come before the Zoning Commission. The Plat falls within the two-mile extraterritorial review jurisdiction of the City of Granger and the City of Johnston. Staff has forwarded the plat each city for their review and they shall formally approve or waive their right to review prior to approval and recording of any final plat by Polk County.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of The Reserve at Jester Park Plat 3. Prior to official approval of the preliminary plat by the Board of Supervisors all remaining staff comments must be addressed. Furthermore, prior to any construction activity, staff will need to review and approve construction plans for all plat improvements.

The Reserve at Jester Park Plat 3
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes a total of 14 single-family residential lots and three (3) street lots on approximately 19.36 acres zoned “RR” Rural Residential District. The subject property is located approximately 250-feet south of the intersection of NW 112th Street and NW 111th Avenue, within Section 4 of Jefferson Township.

SEWER: Individual Septic Systems

WATER: Xenia Rural Water

TOWNSHIP: Jefferson

OWNER & DEVELOPER: Kimberly Development Corp.

Vicinity Map:



