Springer Hills Plat 2 – Major Preliminary Plat

Applicant: Alycia Peterson & Sandra Roozeboom (Property Owners) represented by Shane Devick with Civil Engineering Consultants, Inc.

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: The subject property is located in Part of the NW ¼, NE ¼ of Section 8, of Camp Township. Said parcel contains 9.81-acres+.

General Location: The subject property is located southeast of the SE 6th Avenue and SE 92nd Street intersection. The current address is 9277 SE 6th Avenue and identified as District/Parcel # 160/00768-039-109. (Attachment ‘A’)

Existing Zoning: “RR” Rural Residential District

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

Waiver Request: 1. No residential block shall be longer than 1,320-feet or twelve (12) times the minimum lot width for the district, whichever is less, unless the Zoning Commission approves a longer distance in a Neighborhood Access Plan.

GENERAL COMMENTS:
This preliminary plat (Attachment ‘B’) proposes five (5) single-family residential lots on one (1) parcel totaling approximately 9.81-acres and zoned “RR” Rural Residential District. The subject property has one (1) existing single-family home located at 9277 SE 6th Avenue, with a majority of the parcel utilized as an agricultural field. The existing home and accessory structures would be located on proposed Lot 1. Both Lot 1 and Lot 2 will have frontage along SE 6th Avenue, with Lot 2 configured as a corner lot with additional frontage to the west along SE 92nd Street. Lots 3-5 would have frontage along SE 92nd Street. The proposed subdivision is being completed in
accordance with the standard development option meeting the minimum lot width of 140-feet in the “RR” District. The “RR” District requires a minimum lot size of 40,000 square feet with minimum setback requirements of 50-feet for the front and rear setback and a minimum side yard setback of 15-feet. Lot 2 will have two (2) front setbacks due to its configuration as a corner lot. Each lot has a maximum building coverage of 15%. The proposed lots range in size from 1.69-acres to 2.20-acres.

The subject property is located outside of the floodplain within Zone X, as identified on FEMA FIRM Map #19153C0385F. The topography of the site varies with a high point elevation of 924–feet along the northeastern portion of the property and a low point elevation of 890–feet within the southeastern corner of the property. There are existing woodlands located primarily along the northern and eastern property boundaries as well as scattered throughout the existing homestead site located on proposed Lot 1.

A eight (8) inch water main currently exists along the north side of SE 6th Avenue and a four (4) inch water main along the west side of SE 92nd Street having Des Moines Water Works (DMWW) as the service provider. DMWW has responded that there will be adequate water available for four (4) additional 1-inch service connections. The proposed lots will be served by on-site wastewater treatment systems. There are existing MidAmerican steel highline utility poles located adjacent to the subject property and running along the western side of SE 92nd Street and the southern side of SE 6th Avenue.

The surrounding properties to the north, east, south and west are zoned “RR” Rural Residential District. The lots to the east and west comprise of estate lots with existing single-family residential homes. The adjacent property to the south is comprised of an electrical substation owned by MidAmerican.

The proposed subdivision plat will require a waiver from the following requirement:

- No residential block shall be longer than 1,320-feet or twelve (12) times the minimum lot width for the district, whichever is less, unless the Zoning Commission approves a longer distance in a Neighborhood Access Plan.

The Applicant has requested a waiver from this standard. Please see Attachment ‘C’ for the submitted waiver request.

The property lies within the two-mile review authority of the City of Pleasant Hill. The Applicant’s representative will need to work with the City of Pleasant Hill regarding their review of the Preliminary Plat. The certified resolution will need to be included with the legal platting documents at the time of recording.

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 number of lots created in the ¼, ¼ Section and the requested waiver. 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. The current layout would require a waiver from the block length requirement.

The staff review took into careful consideration the intersection of SE 92nd Street and SE 6th Avenue and the potential for future neighborhood connectivity. There are constraints for future development in this area including existing platted lots adjacent to the east, an existing pond and the MidAmerican substation located adjacent to the south. These constraints limit the ability to make significant future street connections, and make street connectivity less viable. It is not anticipated that the adjacent properties to the south and east will be further subdivided to create a need for street connectivity, further supporting the requested proposal without street extensions.

**RECOMMENDATION:**
Staff recommends approval of the Preliminary Plat of Springer Hills Plat 2, as well as the requested waiver to the maximum block length standard. The limited options for future street connectivity in this area due to the constraints identified above provided support towards the waiver request.
**Attachment 'A'**

**Springer Hills Plat 2**

**Preliminary Plat**

**PLAT INFORMATION:** This major subdivision plat proposes five (5) single-family residential lots on approximately 9.81 acres of land zoned "RR" Rural Residential District. The subject property is addressed as 9347 SE 6th Avenue, Runnells and located southeast of the SE 6th Avenue and SE 92nd Street intersection within Section 8 of Camp Township.

**TOWNSHIP:** Camp  
**Water:** DMWW  
**SEWER:** Individual Wastewater Systems

**OWNERS/DEVELOPER:** Alycia Peterson & Sandra Roozeboom

**SURVEYOR/ENGINEER:** Civil Engineering Consultants, Inc.

**Vicinity Map:**

![Vicinity Map of Springer Hills Plat 2](image-url)
MAJOR PRELIMINARY PLAT

SPRINGER HILLS PLAT 2

POLK COUNTY, IOWA

ALYcia PETERSON & SANDRA ROOZEBOOM 9347 SE 6TH AVE RUNNELS, IOWA 50237-2055

LEGAL DESCRIPTION

THE PRECEDING AND FOLLOWING ARE RECORDED IN THE REALTORS BOOKS OF THE CITY OF DES MOINES, IOWA

PLAIN MAP DESIGNATION

THE PRECEDING AND FOLLOWING ARE RECORDED IN THE REALTORS BOOKS OF THE CITY OF DES MOINES, IOWA

LEGAL DESCRIPTION

THE PRECEDING AND FOLLOWING ARE RECORDED IN THE REALTORS BOOKS OF THE CITY OF DES MOINES, IOWA

LEGEND

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8-9-21

Polk County Public Works
5885 NE 14th Street
Des Moines, IA 50313
Attn: Land Use Planning Coordinator

RE: BLOCK LENGTH WAIVER
SPRINGER HILLS PLAT 2

Hello Jennifer,
For the proposed Springer Hills Plat 2, we would respectfully request a waiver for Polk County Subdivision Ordinance, Subdivision Plat Design Standards, Section 18. Blocks (A) which specifies blocks not be longer than 1320 feet.

There are no proposed new streets with this plat.
A Mid American Energy substation property is to the east and south of this property. Other properties to the east are large existing homesteads. A through street connection will not be necessary. The large proposed lots are conducive with the surrounding existing properties.

Please consider a waiver to the maximum block length.

Feel free to contact me should you have any questions or concerns.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

Shane J. Devick, P.E.