



Spry Plat 1 – Preliminary Plat

Applicants:

Christopher Spry (Property Owner/Developer);
Mark Lee, Lee Chamberlin Consultant Engineers (Project Engineer/Surveyor)

Request:

Preliminary plat approval of a major subdivision plat creating two (2) single-family lots

Legal Description:

Lot 1 of Layton Garrett Estate, Section 5, Township 78 North, Range 22 West of the 5th P.M., Polk County, Iowa (Camp Township).

General Location:

150 SE Garrett Drive; Southwest of the intersection of SE Garrett Drive and E Baseline Avenue, being approximately one and one-half (1½) miles southeast of the City of Pleasant Hill.

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

GENERAL COMMENTS:

This preliminary plat proposes two (2) single-family residential lots on approximately ten (10) acres zoned “RR” Rural Residential District. Proposed Lot 1 (~3.51 acres) will contain the existing house and accessory structures to the north, and proposed Lot 2 (~6.49 acres) in the southern portion of the property will create a development right for an additional single-family dwelling. The subject property is located approximately one and one-half (1½) miles southeast of the City of Pleasant Hill, being located just southwest of the intersection of SE Garrett Drive and E Baseline Avenue. A vicinity map of the subject property and surrounding area can be found at the end of this report as *Attachment A*. Surrounding properties are all zoned “RR” Rural Residential District. A total of six (6) lots were created by the subdivision plat of Layton Garrett Estate in 1971. Lots 2 through 6 are located north and west of the subject property, including four (4) existing single-family dwellings. Land use to the south and east of the subject property is primarily agricultural, including a few single-family homes. Residential properties become more numerous and dense further to the south along SE 6th Avenue.

The subject property contains an existing single-family dwelling and accessory structures with the existing address of 150 SE Garrett Drive. The property contains approximately 835 feet of frontage to the east onto SE Garrett Drive, and between 450 and 550 feet of depth measured east to west. The property's shape follows the curve along SE Garrett Drive to the southwest within the southeast corner of the site. There is also a small pond located in the southeastern corner of the property.

Lot Configuration/Plat Layout

Attachment B at the end of this report contains a copy of the current version of the preliminary plat of Spry Plat 1. Lot 1 will contain the existing house and accessory structures, and Lot 2 will create a new single-family development right. The subject property contains gradually sloping topography moving from north to south across the site. There is a high elevation of approximately 926 feet in the northwest corner of the property, and a low elevation of approximately 900 feet in the southeast corner of the property near the existing pond. There are some isolated mature trees located around the existing house, as well as some existing trees along the western and southern property lines. Staff has requested the engineer/surveyor determine the coverage area of these existing trees and if they qualify for protection under the County's Natural Resource Protection requirements. The plat is also required to establish a drainage and ponding easement for storm water flow into the pond and to accommodate its 100-year high water elevation.

Roads/Utilities

SE Garrett Drive is a paved, two-lane minor collector roadway maintained by Polk County. Lot 2 will require a new private driveway. The engineer/surveyor is required to establish the portions of each lot frontage which meet the minimum stopping sight distance requirements for driveway entrances onto SE Garrett Drive. There is an existing two-inch (2") water main located directly north of the property on the east side of SE Garrett Drive, which is owned and operated by Des Moines Water Works. The property owner/developer is required to design and construct an extension of this water main along the frontage of the subject property to provide the required publicly available water to the subdivision. Des Moines Water Works has confirmed there is adequate capacity for two (2) additional lots. The design and construction of the water main extension will be at the expense of the owner/developer. The water main design and construction shall either be completed prior to final plat approval or surety posted with the County for the cost of the improvement. Wastewater treatment for the subdivision will be provided by private onsite systems. There is an existing septic system serving the residence at 150 SE Garrett Drive. An easement is proposed for the portion of this system that encroaches south onto proposed Lot 2. The new dwelling on Lot 2 will be required to design and install a new, separate system at time of new home construction.

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 total splits within the larger aliquot part. Proposed Lot 2 constitutes the fifth lot within this aliquot part, triggering review of this request as a major subdivision plat. There are no waivers required, as the proposed lots meet all dimensional and sizing requirements. Staff will continue to work with the owner and

project engineer/surveyor 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 re-approval by the Zoning Commission. Once the preliminary plat has been approved, the final plat may be submitted for staff review. The final plat will not come before the Zoning Commission. The Plat falls within the two-mile extraterritorial review jurisdiction of Pleasant Hill. The City will have to approve the final plat prior to final approval and recording by Polk County. Staff has been in communication with Pleasant Hill regarding this matter, and will ensure their approval is obtained prior to final approval.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Spry Plat 1, subject to a revised preliminary plat addressing staff comments.

Attachment A

Vicinity Map



