Leanos Estates Plat 1 – Major Preliminary Plat

Applicant: Eric Leanos (Property Owner / Developer) represented by Vic Piagentini with Associated Engineering Company of Iowa, Inc.

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: The subject property is legally described as Lot 1 in Rhoten Acres Plat 2 and located in Part of the SE ¼ SW ¼ of Section 11, of Camp Township. Said parcel contains 10.74-acres+.

General Location: The subject property is located approximately 600-feet west of the SE Camp Drive and SE Miller Drive intersection. The current address is 11428 SE Miller Drive and identified as District/Parcel # 160/00786-015-101. (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. Access for more than one (1) building lot shall not access on a gravel roadway. If development of more than one (1) lot is proposed on existing gravel roadway, improvements across the frontage of the development to make the road hard surfaced shall be provided by the developer.

GENERAL COMMENTS:
This preliminary plat (Attachment ‘B’) proposes two (2) single-family residential lots on one (1) parcel totaling approximately 10.74-acres and zoned “RR” Rural Residential District. The subject property has one (1) existing home and one (1) accessory building. Both of the proposed lots will have frontage along SE Miller Drive. 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. Each lot has a maximum building coverage of 15%. Lot 1 is 8.67-acres in size with Lot 2 shown as 2.07-acres in size. The existing principal dwelling is located on Lot 2 and the existing accessory building is proposed to remain on Lot 1. The subject property has approximately 640-feet of frontage along SE Miller Drive, an existing gravel roadway.

The subject property is located outside of the floodplain within Zone X, as identified on FEMA FIRM Map #19153C0405F. The topography of the site varies with a high point elevation of 906-feet along the southwestern portion of the property and a low point elevation of 835-feet within the northeast corner of Lot 1.

A two (2) inch water main currently exists along the south side of SE Miller Drive with Des Moines Water Works (DMWW) as the service provider. Des Moines Water Works has indicated that there is water availability for one (1) additional one-inch (1") connection. The existing dwelling is served by an onsite septic system located in the northern portion of proposed Lot 2, and any future dwelling on Lot 1 would be required to install a new onsite wastewater treatment system.

The surrounding properties to the north, east and south are zoned “RR” Estate Residential District and comprise of estate lots with existing single-family residential homes. The adjacent property to the west is comprised of pasture, an agricultural field, and an existing homestead. The City of Runnells corporate boundary is located approximately three (3) miles south of the subject property.

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

- Access for more than one (1) building lot shall not access on a gravel roadway. If development of more than one (1) lot is proposed on existing gravel roadway, improvements across the frontage of the development to make the road hard surfaced shall be provided by the developer.

The Applicant has requested a waiver from this standard stating the following reasons:

- “The owner of the site wishes to create a new parcel to construct his families new residence. The cost to improve SE Miller Drive from gravel to asphalt is cost prohibitive for only 1 lot.”
- “The plat Rhoten Acres Plat 5 across the road from this site was given a waiver of the same at time of platting in 2018.”

**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 proposal would require a waiver from the hard surface roadway improvements requirement.

Staff review took into consideration the future growth of this area in accordance with the Comprehensive Plan and the intent for orderly and beneficial development as outlined by requirements within the Subdivision Ordinance. The frontage of the subject property is along the gravel roadway of SE Miller Drive. The current standards require hard surface improvements for more than one (1) lot proposing to utilize the gravel roadway. Text Amendments to the Polk County Subdivision Ordinance were approved in January of 2017 and included the current standard referenced above. The intent of this standard is to prevent continual divisions within rural parts of the County, where new lots access gravel roadways. The standard allows for a one-time plat of survey within a tract of record, or 40-acre aliquot part, to create a single buildable parcel fronting an existing gravel road. Subsequent divisions within the same aliquot part trigger the requirement for hard surfacing improvements across the frontage of the development, including connection to the nearest paved roadway.

This area has previously been platted several times with repeated division occurring within the same tract of record along SE Miller Drive. This type of development pattern reinforced the necessity for the requirement that hard surface improvements be made for development proposing more than one (1) lot with frontage along a gravel roadway. This information was specifically shared with the owner/developer of this proposal prior to the commencement of the Leanos Estates Plat 1 Preliminary Plat. Rhoten Acres Plat 5 was referenced within the waiver request, however, that plat created a new lot with frontage and access along SE Camp Drive, and therefore did not create an additional access point onto SE Miller Drive.

The Polk County Engineering Division has provided an estimate of $85,000 for 1,200-feet of roadway to be hard surfaced as part of the County’s annual overlay work. The hard surface improvements would start at the intersection of SE Camp Drive and SE Miller Drive and would extend to the western property line of the subject property.

**RECOMMENDATION:**

Staff recommends denial of the Preliminary Plat of Leanos Estates Plat 1, as well as the requested waiver to the hard surface roadway improvements. Staff would support the proposed Preliminary Plat of Leanos Estates Plat 1 with the condition that the required hard surface improvements from the intersection of SE Camp Drive and SE Miller Drive extending west across the entire frontage of the subject property be completed or bonded for prior to final plat approval.
PLAT INFORMATION: This major preliminary subdivision plat proposes two (2) single-family residential lots on approximately 10.74 acres of land zoned "RR" Rural Residential District. The subject property is addressed as 11428 SE Miller Drive, located within Section 11 of Camp Township.

TOWNSHIP: Camp SEWER: Individual Wastewater Systems WATER: DMWW

OWNER/DEVELOPER: Eric Leanos

SURVEYOR/ENGINEER: Associated Engineering Company of Iowa

Vicinity Map: