



## Santiago Creek Plat 1 – Major Preliminary Plat

**Applicant:** Crawford Creek, LLC. (Property Owner) and Dan McGuire (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 located in Part of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 27, of Franklin Township. Said parcel contains 6.88-acres $\pm$ .

**General Location:** The subject property is located northeast of the NE 78<sup>th</sup> Avenue and NE 96<sup>th</sup> Street intersection. The current address is 7898 NE Morgan Drive and identified as District/Parcel # 230/00590-001-001. (*Attachment 'A'*)

**Existing Zoning:** "ER" Estate Residential District

**Surrounding Zoning:**

**North:** "ER" Estate Residential District  
**South:** "ER" Estate Residential District  
**East:** "ER" Estate Residential District  
**West:** A-1 Agricultural District - City of Bondurant

**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 two (2) single-family residential lots on one (1) parcel totaling approximately 6.88-acres and zoned "ER" Estate Residential District. The subject property is vacant and utilized as an agricultural field. Both of the proposed lots will have frontage along NE Morgan Drive with Lot 2 having double frontage with the southern property line along NE 78<sup>th</sup> Avenue. The proposed subdivision is being completed in accordance with the standard development option meeting the minimum lot width of 225-feet in the "ER" District. The "ER"

District requires a minimum lot size of 3-acres with minimum setback requirements of 75-feet for the front and rear setback and a minimum side yard setback of 25-feet. Lot 2 will have two front setbacks due to the proposed double frontage along NE Morgan Drive and NE 78<sup>th</sup> Avenue. Each lot has a maximum building coverage of 8%. Lot 1 is 3.5-acres in size with Lot 2 shown as 3.38-acres in size.

The subject property is located outside of the floodplain within Zone X, as identified on FEMA FIRM Map #19153C0235F. The topography of the site varies with a high point elevation of 970–feet along the southwestern portion of the property and a low point elevation of 960–feet within the northeast corner of Lot 1.

A six (6) inch water main currently exists along the west side of NE Morgan Drive with Des Moines Water Works (DMWW) as the service provider. Des Moines Water Works is currently coordinating with the City of Bondurant on a water infrastructure improvement project to increase capacity within this area of Polk County. DMWW has responded that once this project is completed there will be adequate water available for 2 additional 1-inch connections. The final plat will not be approved for recording until DMWW can confirm that the water improvement project has been approved by their Board as well as the City of Bondurant including a contract and proposed construction timeline and end date. The proposed lots will be served by on-site wastewater treatment systems.

The surrounding properties to the north, east and south are zoned “ER” Estate Residential District and comprise of estate lots with existing single-family residential homes. The adjacent property to the west is located within the corporate boundaries of the City of Bondurant and is comprised of an agricultural field, zoned A-1 .

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 Bondurant and the City of Mitchellville. The Applicant’s representative will need to work with the City of Bondurant and the City of Mitchellville regarding their review of the Preliminary Plat. The City of Bondurant has indicated that they do not currently have utility/street improvement plans for this area and that the City does not have plans to pursue an 80/20 or involuntary annexation of this area. The certified resolutions 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 NE 78th Avenue and NE 96<sup>th</sup> Street and the potential for a future street extension to the north. Whenever possible, intersections on one side of an existing street shall intersect with existing intersections on the opposite side of the street. There are constraints for future development in this area, including existing topography, woodlands and FEMA Flood Zone along Santiago creek to the north and northwest of this location. These constraints limit the ability to make significant future street connections, and make this intersection less viable. There are no current north south streets in this area due to these constraints. The existing homes adjacent across NE Morgan drive are estate lots similar to the proposed development, further supporting the requested proposal without street extensions to the west.

**RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of Santiago Creek Plat 1, 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.

## Santiago Creek Plat 1 Preliminary Plat

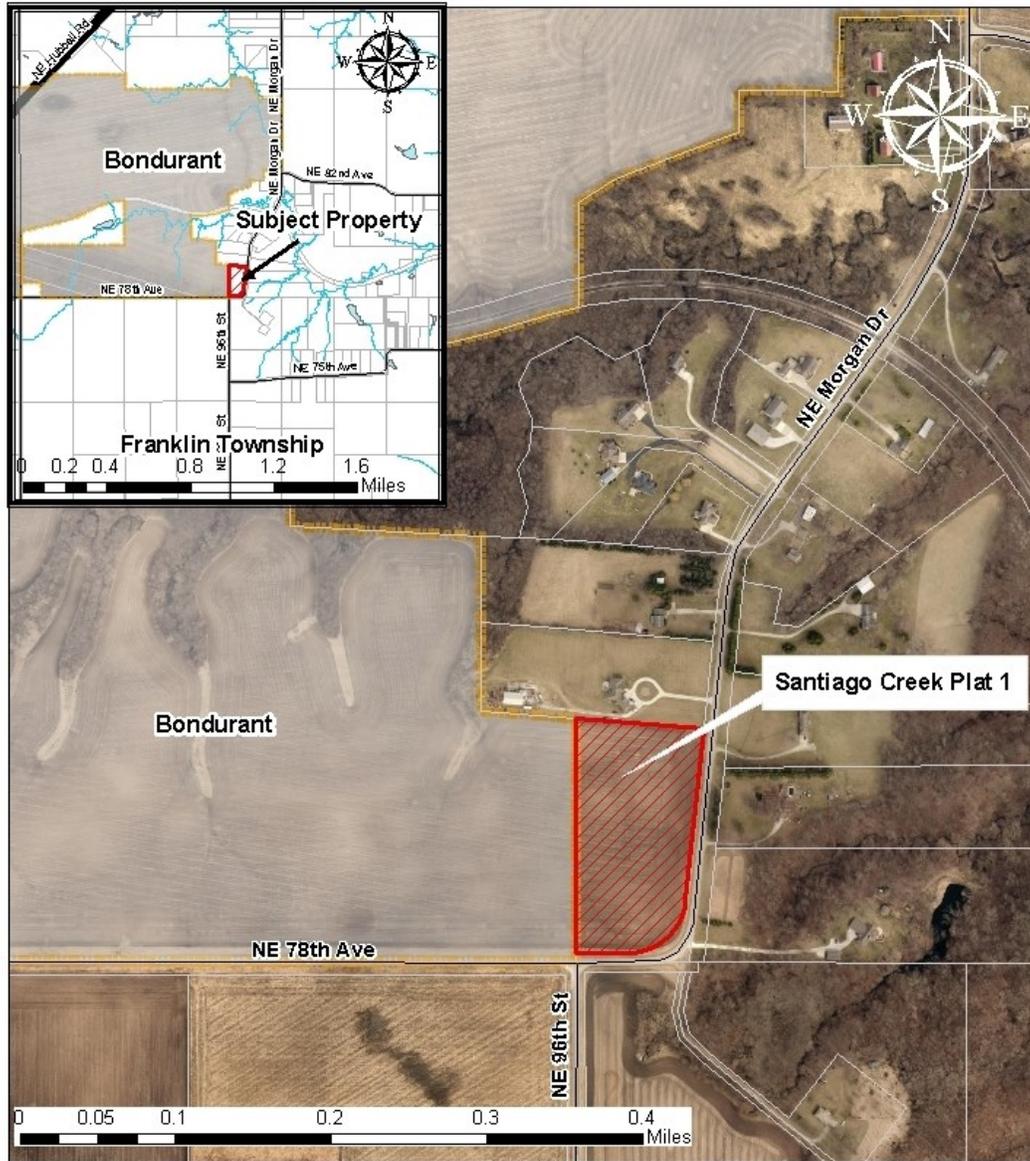
**PLAT INFORMATION:** This major preliminary subdivision plat proposes two (2) single-family residential lots on approximately 6.88 acres of land zoned "ER" Estate Residential District. The subject property is addressed as 7898 NE Morgan Drive, located within Section 22 of Franklin Township

**TOWNSHIP:** Franklin                      **SEWER:** Individual Wastewater System                      **WATER:** DMWW

**OWNER:** Crawford Creek, LLC                      **DEVELOPER:** Dan McGuire

**SURVEYOR/ENGINEER:** Associated Engineering Company of Iowa

Vicinity Map:





Wednesday, August 19, 2020  
Project #: 209060

Polk County Public Works Department  
5885 NE 14<sup>th</sup> Street  
Des Moines, Iowa 503131

Re: Santiago Creek Plat 1  
Waiver Request

Dear Jennifer Ellison,

The developer of the plat is asking for a waiver of the Polk County Subdivision Ordinance, Subdivision Plat Design Standards, Section 18. Blocks requirement. This site and the adjacent land will NOT benefit from a road through this site. The proposed plat of Santiago Creek Plat 1 has an area of 6.88 acres and the zoning is for 3 acre minimum lot size. NE Morgan Drive has the characteristics of a in town road as the speed limit for NE Morgan Drive is 30 mph and there are several existing lots on both sides of the road.



Reason for Waiver Request

1. If NE 96<sup>th</sup> Street was continued north this plat would be limited to 1 lot, there would be less than 6 acres for the lots that require 3 acres minimum.
2. A road access off Morgan Drive running to the west would create two lots that receive no benefit from a new road adding street maintenance for polk county.
3. The projection of NE 96<sup>th</sup> Street to the north would require the road jog to the west to go around existing lots. To develop the land the road would have to jog several hundred feet to the west to have a practical/buildable development. It would be logical to locate a road several hundred feet west of the proposed plat of Santiago Creek Plat 1.
4. NE 96<sup>th</sup> Street can not continue to the north as the Topography north of this site is very extreme and there is a FEMA Flood Zone along Santiago Creek making crossing the stream and existing bike trail/rail road extremely expensive.

