



The Reserve at Rock Creek – Major Preliminary Plat

Property Owners: Marshall P. Aunspach, Thomas J. Davies & Lake Ridge Heights, LLC

Developer: WE, L.L.C.

Developer’s Representative: Shane Devick, Civil Engineering Consultants, Inc.

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: SW ¼ of Section 28, Crocker Township

General Location: 8068 NW 27th Court and 2900 and 2906 NW 82nd Avenue (Exhibit ‘A’)

Existing Zoning: “RR” Rural Residential District & “LDR” Low Density Residential District

Surrounding Zoning:

North: “RR” Rural Residential District

South: “RR” Rural Residential District

East: “LDR” Low Density Residential District & “MDR” Medium Density Residential District

West: “RR” Rural Residential District

Waiver Request: *No lot shall have a depth greater than four (4) times the width at the minimum building line.*

Flag lots shall not exceed one (1) acre in size in areas with public sanitary sewer.

Cul-de-sac streets shall not exceed 600 feet from adjacent right-of-way to the end of the proposed right-of-way in Residential Developments.

Exhibit ‘B’

GENERAL COMMENTS:

This preliminary plat (Exhibit 'C') proposes 17 residential lots, one (1) street lot and four (4) outlots on four (4) properties totaling approximately 40.62 acres. A cul-de-sac street is proposed to be constructed to provide street frontage and access to all of the proposed lots. The cul-de-sac street is a public street extension from NW 28th Street, located north of the property, however the proposed cul-de-sac street will be a named street, NW Rock Creek Court, to avoid conflicts with NW 28th Court located directly west of The Reserve at Rock Creek.

A long private drive extending south from NW 82nd Avenue provides access to two (2) existing houses addressed as 2900 and 2906 NW 82nd Avenue. Both houses are proposed to be retained on Lots 9 and 17. The existing driveway is the approximate alignment of the proposed public cul-de-sac street. The proposed NW Rock Creek Court exceeds the maximum cul-de-sac length of 600 feet, therefore the developer has asked for a waiver to this standard. Steep slopes and the presence of Rock Creek, in addition the narrowness of the parent parcels, support a cul-de-sac street that exceeds the 600-foot maximum. To alleviate concerns about a single access to the proposed 17 lots, the developer has chosen to create a driveway that will connect NW Rock Creek Court to the newly constructed cul-de-sac street, NW 27th Court, directly to the east, creating a secondary access to be utilized in emergency situations.

All of the proposed lots will access NW Rock Creek Court directly. Two (2) linear outlots, Outlot 'Y' and Outlot 'Z', are located on either side of NW Rock Creek Court to restrict through connections to NW Rock Creek Court from the adjacent, eastern, residential development. This is an effort to minimize the number of vehicles utilizing NW Rock Creek Court and to protect stormwater infrastructure in the backyards of these newly platted lots.

The Developer is requesting three (3) waivers. The length of the cul-de-sac street, exceeding 600 feet, has been previously discussed. The remaining waivers are to allow the creation of a lot that exceeds four (4) times the length at the minimum building line. Specifically, the waiver is for Lot 10. The last requested waiver is to allow flag lots, Lots 10 and 11, to exceed one (1) acre in size that are served by public sanitary sewer. The waiver request letter from the consultant is attached as Exhibit 'B'.

STAFF REVIEW:

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances. This plat proposes 17 lots, requires three (3) waivers to the Polk County Subdivision Ordinance and proposes public infrastructure, mandating a Major Subdivision process. Staff has reviewed the waiver requests and has found that there is significant topography and mature woodlands on the subject property that limit the available buildable areas. Polk County Zoning Ordinance requires 75 percent of the mature woodlands to be protected and has asked the development team to evaluate and establish a safe slope building setback line to protect natural resources and future development. In addition to the topography and the woodland protection requirements, the shape of the parent parcel with the limited frontage onto NW 82nd Avenue with the inability to utilize the frontage onto NW 78th Avenue due to the location of Rock Creek and the topography provide understandable reasons to support creative lot sizes, configurations and a cul-de-sac that exceeds the maximum allowed length.

The Reserve at Rock Creek is within two (2) miles of both the City of Johnston and the City of Ankeny City limits. The City of Johnston and the City of Ankeny have both waived their right to review this subdivision plat.

Staff has reviewed this Plat for general compliance with the Zoning and Subdivision Ordinances. 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 and the requested waivers.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of The Reserve at Rock Creek, as well as the requested waivers to allow a cul-de-sac street that exceeds 600 feet in length, lot depth that is greater than four times the width and flag lots that exceed one (1) acre in size and are served by public sanitary sewer. Approval is based upon the proposal's conformance to the Zoning and Subdivision Ordinances.

The Reserve at Rock Creek Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes 17 single-family residential lots, four (4) outlots and one (1) street lot on approximately 40.62 acres zoned "RR" Rural Residential District and "LDR" Low Density Residential District. The subject property is addressed as 8068 NW 27th Court and 2900 and 2906 NW 82nd Avenue.

SEWER: Polk County Sanitary Sewer

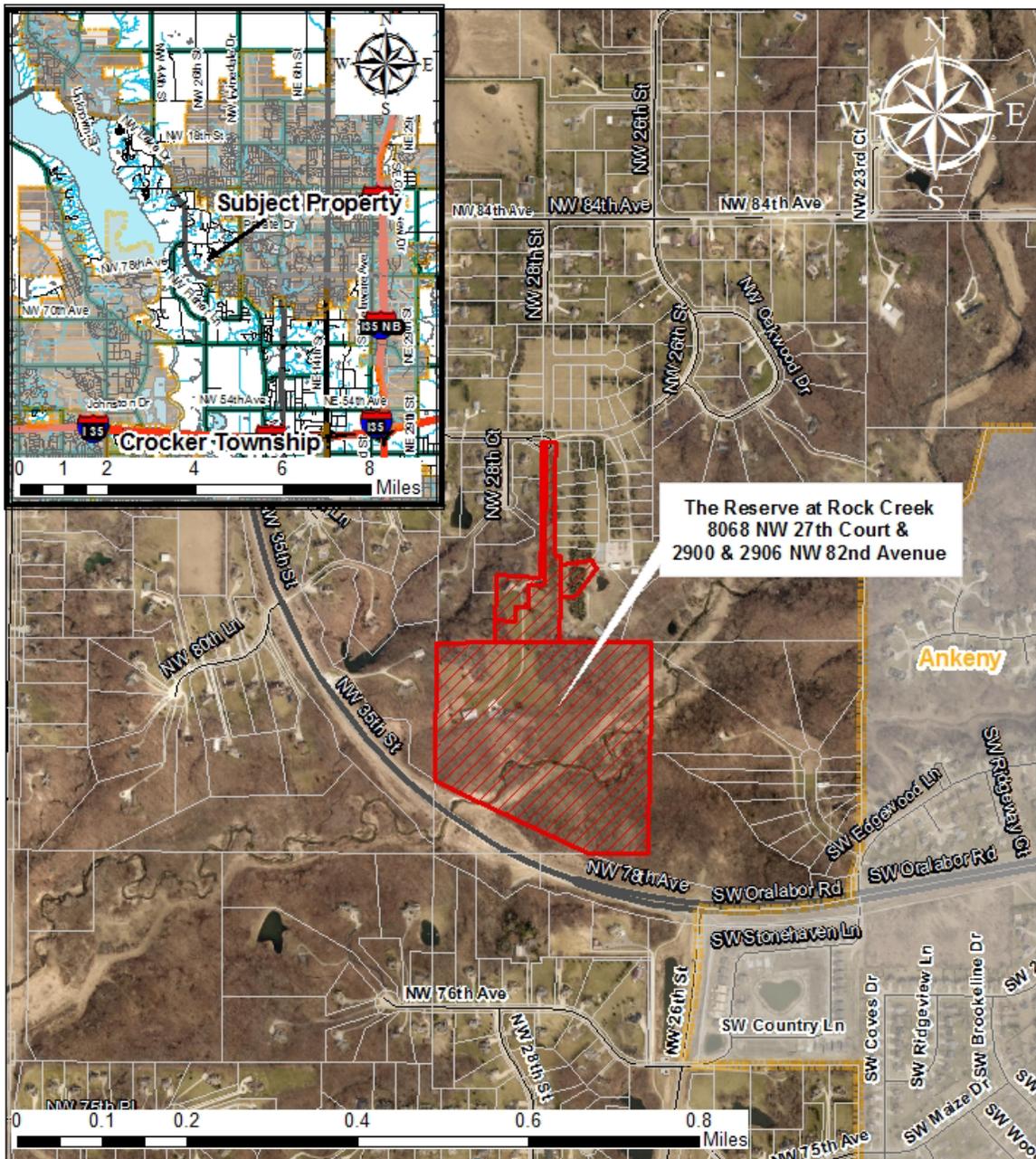
WATER: Des Moines Water Works

PROPERTY OWNERS: Marshall P. Aunspach, Thomas J. Davies & Lake Ridge Heights, LLC

DEVELOPER: WE, L.L.C.

TOWNSHIP: Crocker

Vicinity Map:





Civil Engineering Consultants, Inc.

2-19-20

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

RE: LOT WIDTH TO DEPTH RATIO WAIVER REQUEST LOT 10
MAXIMUM SIZE OF SANITARY SERVED LOT WAIVER REQUEST LOTS 10 - 11
MAXIMUM CUL-DE-SAC LENGTH OF 600' WAIVER REQUEST
THE RESERVE AT ROCK CREEK

Hello Seana,

For the proposed The Reserve at Rock Creek plat, we would respectfully request a waiver on lot 10 for the maximum size and depth ratio. An exhibit has been included showing the dimensions used to calculate the length to width ratio which it exceeds the 4:1 ratio. This area of the site is not able to be accessed from a Public ROW without a flag lot.

We also request a waiver for the maximum size of 1 acre for a lot served by sanitary sewer. This would apply to lots 10-11. All lots have been analyzed for acceptable sanitary service depth.

Finally, we request a waiver for the maximum length of a cul-de-sac. There is currently two existing homes on private driveways at the same length of the proposed cul-de-sac. We are proposing a "shared emergency access" to The Pines development. This will be a 16' wide "shared emergency access" concrete path located approximately at the 750' maximum length. The total length of the cul-de-sac is 1550 feet. This has been presented to and approved by the Fire Marshall. This path would be used in an emergency should the primary road become inaccessible.

Please consider the above requested waivers for The Reserve at Rock Creek.

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

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

A handwritten signature in blue ink that reads "Shane Devick".

Shane J. Devick, P.E.



PRELIMINARY

THE RESERVE AT ROCK CREEK
 2406 NA B2ND AVENUE, ANKENY, IA 50023

OVERALL

SHEET
 OF 8
 E-8210

DATE:	Feb. 15, 2020
3rd SUB.	2020-02-14
2ND SUB.	2020-02-12
1ST SUB.	2020-01-21
DATE OF SURVEY:	OCT. 31, 2014
DESIGNED BY:	SJD
DRAWN BY:	JAG

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322
 515.276.4884 · mail@cecinc.com

SCALE: 1"=80' (11'x17")
 SCALE: 1"=40' (22'x34")

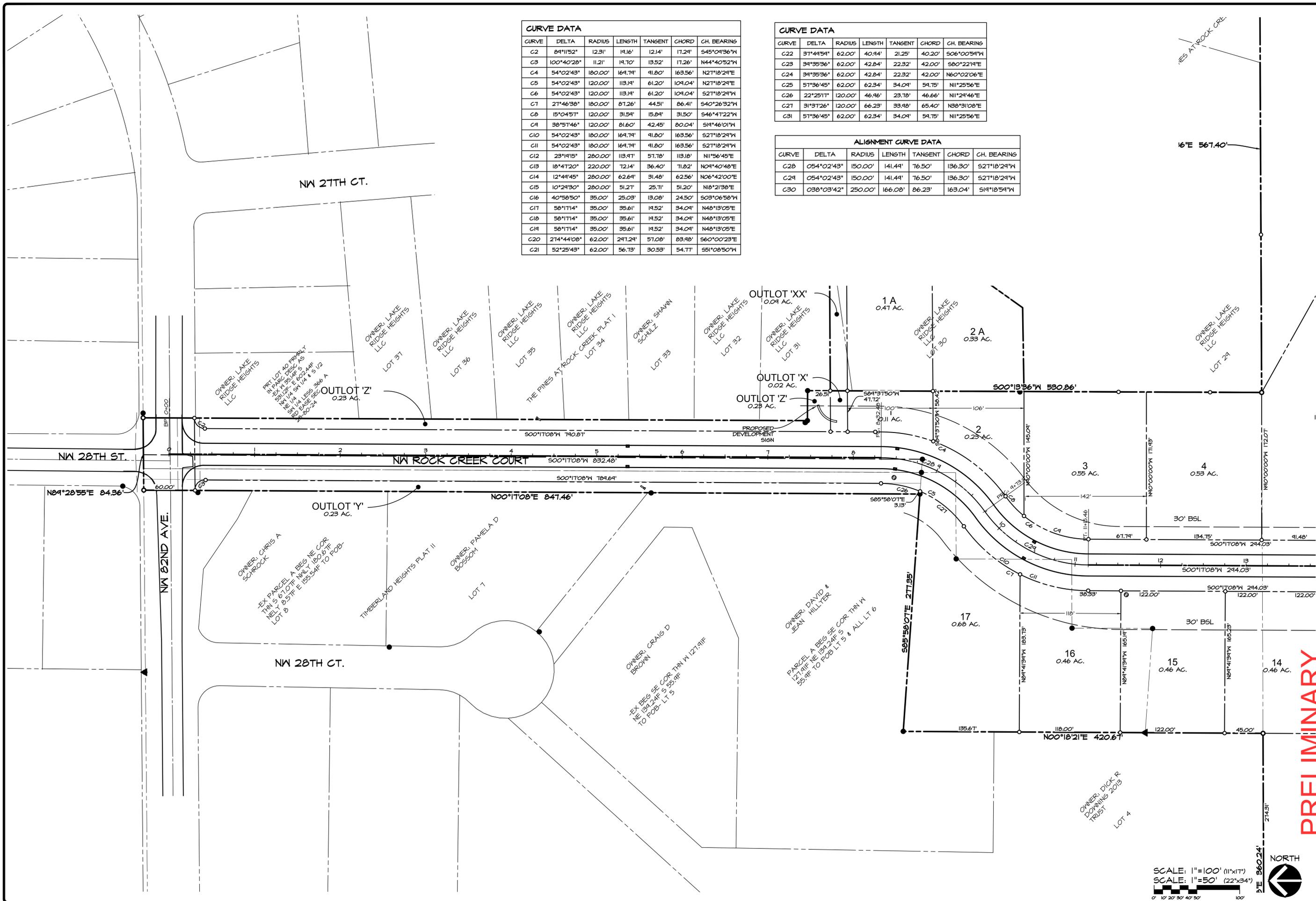


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CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C2	84°11'52"	12.31'	14.16'	12.14'	17.24'	S45°04'36"W
C3	100°40'28"	11.21'	14.70'	13.52'	17.26'	N44°40'52"W
C4	54°02'43"	180.00'	169.79'	91.80'	163.56'	N27°18'24"E
C5	54°02'43"	120.00'	113.19'	61.20'	104.04'	N27°18'24"E
C6	54°02'43"	120.00'	113.19'	61.20'	104.04'	S27°18'24"W
C7	27°46'38"	180.00'	87.26'	44.51'	86.41'	S40°26'32"W
C8	15°04'57"	120.00'	31.54'	15.84'	31.50'	S46°41'22"W
C9	38°57'46"	120.00'	81.60'	42.45'	80.04'	S19°46'01"W
C10	54°02'43"	180.00'	169.79'	91.80'	163.56'	S27°18'24"W
C11	54°02'43"	180.00'	169.79'	91.80'	163.56'	S27°18'24"W
C12	23°19'15"	280.00'	113.97'	57.78'	113.18'	N11°56'45"E
C13	18°47'20"	220.00'	72.14'	36.40'	71.82'	N09°40'48"E
C14	12°49'45"	280.00'	62.69'	31.48'	62.56'	N06°42'00"E
C15	10°29'30"	280.00'	51.27'	25.71'	51.20'	N08°21'38"E
C16	40°58'50"	35.00'	25.03'	13.08'	24.50'	S03°06'58"W
C17	58°17'14"	35.00'	35.61'	19.52'	34.04'	N48°13'05"E
C18	58°17'14"	35.00'	35.61'	19.52'	34.04'	N48°13'05"E
C19	58°17'14"	35.00'	35.61'	19.52'	34.04'	N48°13'05"E
C20	274°44'08"	62.00'	247.24'	57.08'	83.98'	S60°00'23"E
C21	52°25'43"	62.00'	56.73'	30.53'	54.77'	S51°08'50"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C22	37°44'54"	62.00'	40.44'	21.25'	40.20'	S06°00'54"W
C23	34°35'36"	62.00'	42.84'	22.32'	42.00'	S80°22'19"E
C24	34°35'36"	62.00'	42.84'	22.32'	42.00'	N60°02'06"E
C25	57°36'45"	62.00'	62.34'	34.04'	54.75'	N11°25'56"E
C26	22°25'17"	120.00'	46.46'	23.78'	46.66'	N11°24'46"E
C27	31°31'26"	120.00'	66.23'	33.98'	65.40'	N88°31'08"E
C31	57°36'45"	62.00'	62.34'	34.04'	54.75'	N11°25'56"E

ALIGNMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C28	054°02'43"	150.00'	141.44'	76.50'	136.30'	S27°18'24"W
C29	054°02'43"	150.00'	141.44'	76.50'	136.30'	S27°18'24"W
C30	038°03'42"	250.00'	166.08'	86.23'	163.04'	S19°18'54"W



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884, mail@cecinc.com

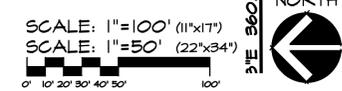
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DATE: 3rd SUB, 2020-02-14
 2ND SUB, 2020-02-12
 1ST SUB, 2020-01-21
 DATE OF SURVEY: OCT. 31, 2014
 DESIGNED BY: SLD
 DRAWN BY: JAG

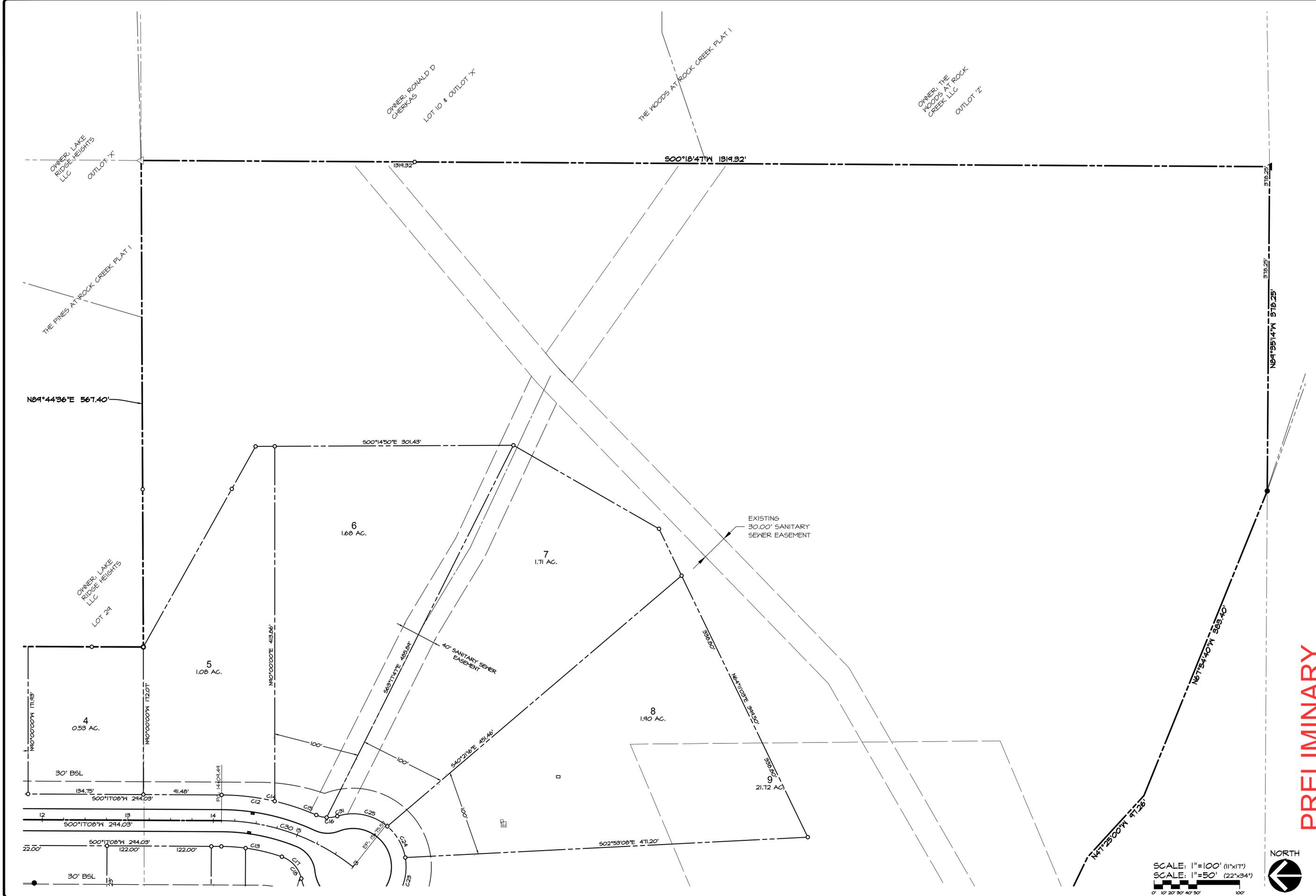
PRELIMINARY

THE RESERVE AT ROCK CREEK
 2906 NW 28th Avenue, Ankeny, IA 50023
 DIMENSION PLAN (NORTH HALF)

SHEET 3 OF 8
 E-8210



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PRELIMINARY

THE RESERVE AT ROCK CREEK
2406 NA 82ND AVENUE, ANKENY, IA 50023
DIMENSION PLAN (SOUTH EAST)

<p>DATE:</p> <p>3rd SUB. 2020-02-14</p> <p>2ND SUB. 2020-02-12</p> <p>1ST SUB. 2020-01-21</p> <p>DATE OF SURVEY: OCT. 31, 2014</p> <p>DESIGNED BY: SJD</p> <p>DRAWN BY: JAG</p>	<p>CEC</p> <p>Civil Engineering Consultants, Inc.</p> <p>2400 86th Street, Unit 12, Des Moines, Iowa 50322</p> <p>515.276.4884 · mail@cecinc.com</p>
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NORTH

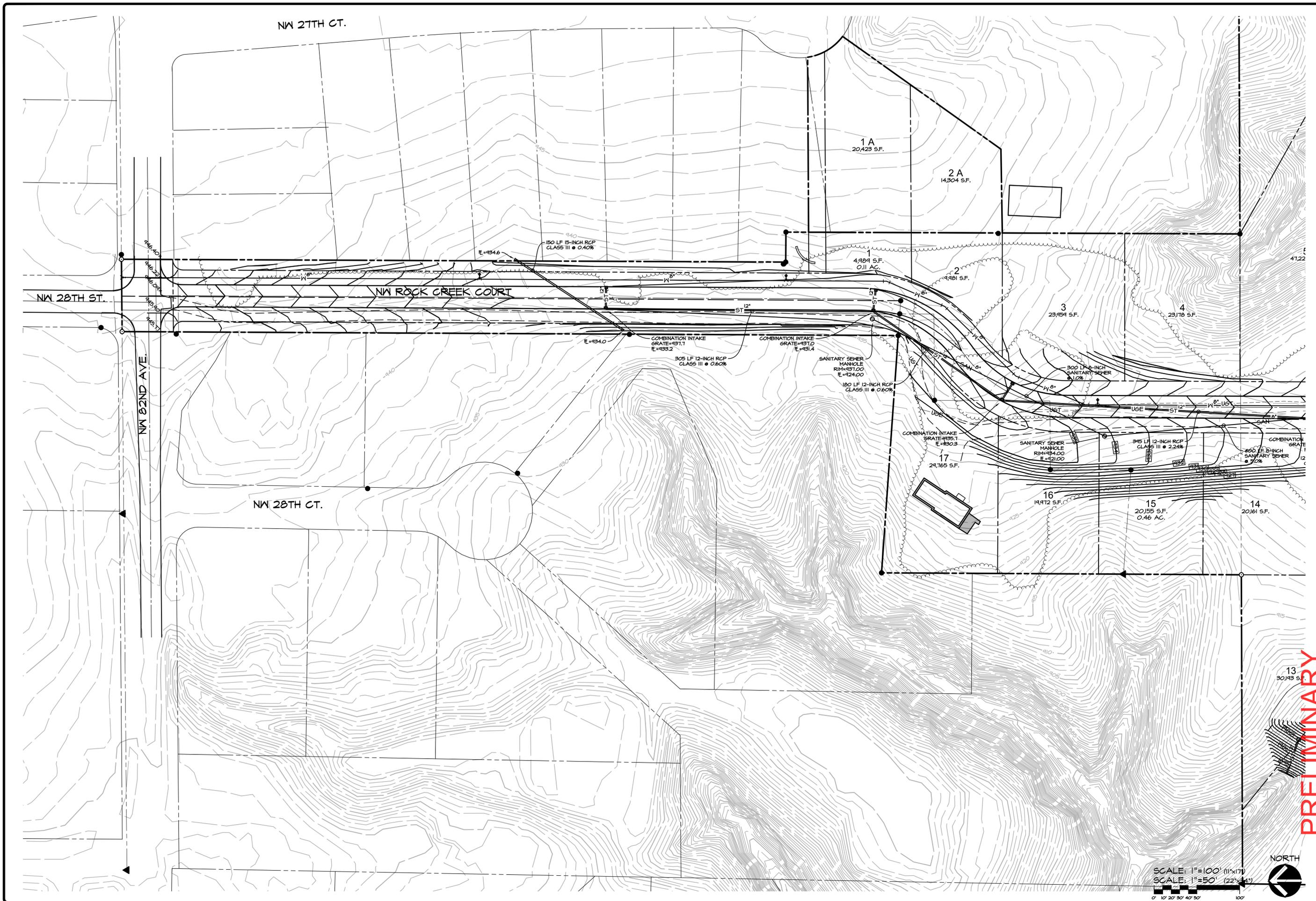
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OF 8

E-8210

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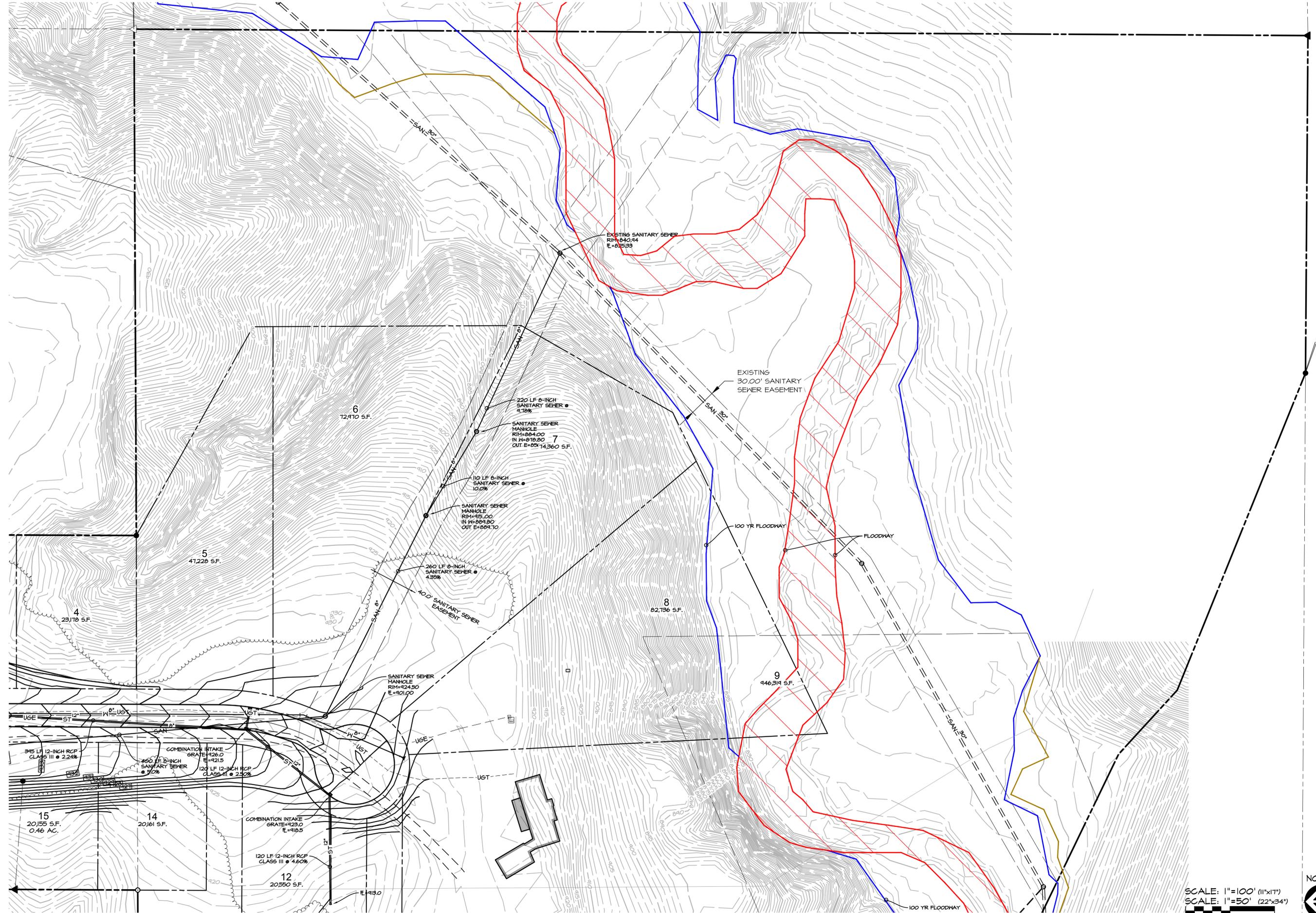


PRELIMINARY
 THE RESERVE AT ROCK CREEK
 2406 NW 82ND AVENUE, ANKENY, IA 50023
 GRADING-UTILITY PLAN (NORTH HALF)

SHEET
 OF 8
 E-8210



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PRELIMINARY

THE RESERVE AT ROCK CREEK
2406 NA 2ND AVENUE, ANKENY, IA 50023
GRADING-UTILITY PLAN (SOUTH EAST)

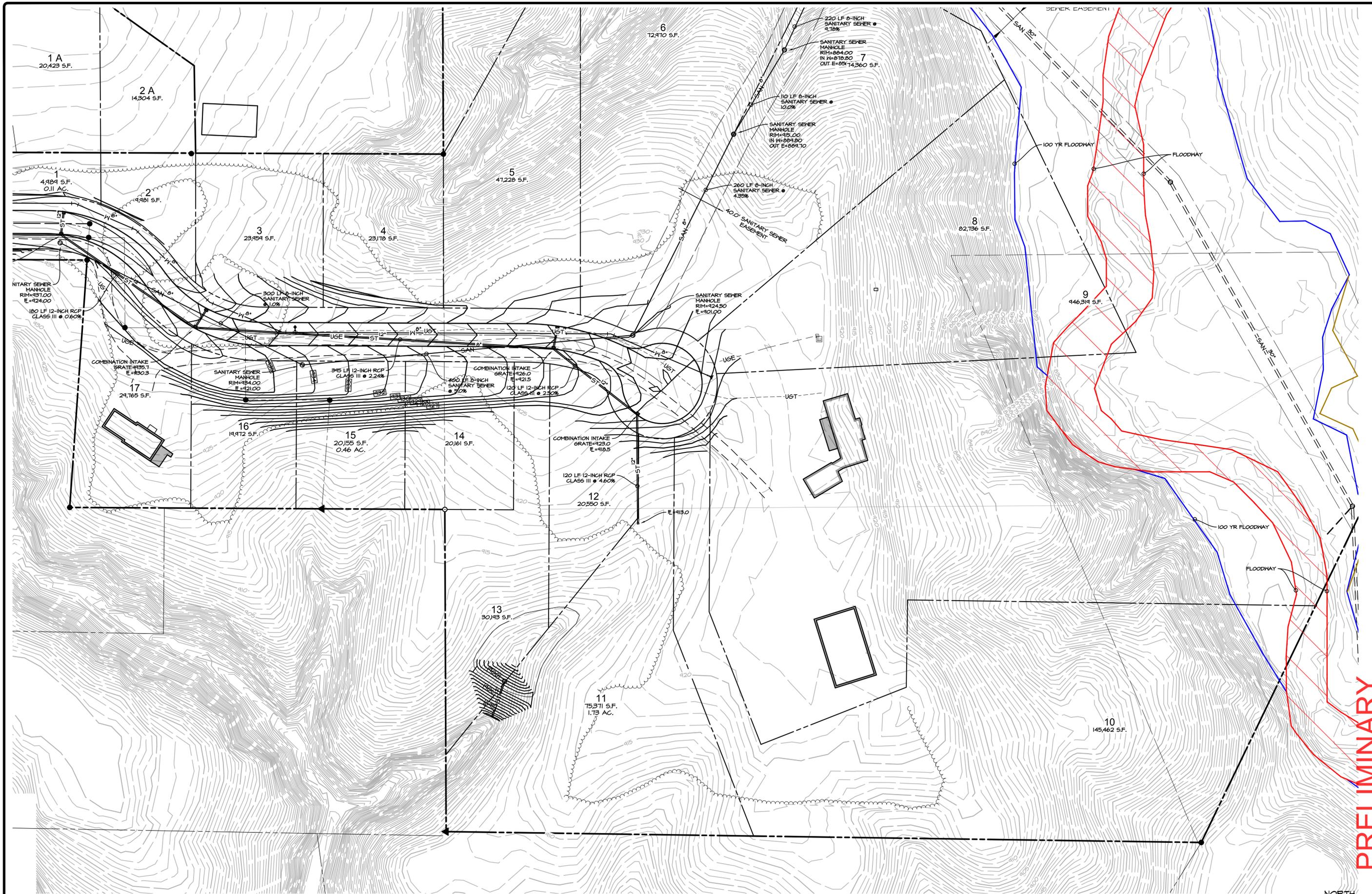


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SHEET
OF 8
E-8210

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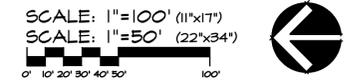
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PRELIMINARY

THE RESERVE AT ROCK CREEK
 2406 NA 82ND AVENUE, ANKENY, IA 50023

GRADING-UTILITY PLAN (SOUTH WEST)

SHEET
 OF 8
 E-8210



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