The Reserve at Rock Creek – Major Preliminary Plat

Applicants:
Tom and Stacey Davies (Property Owners)
The Reserve at Rock Creek, LLC represented by Tom Davies (Property Owner / Developer)
Civil Engineering Consultants, Inc. represented by Shane Devick (Project Engineer/Surveyor)

Request:
Preliminary plat approval of a major subdivision plat creating 18 single-family residential lots (See Attachment ‘B’)

Legal Description:
41.96 acres located within Part of the SW ¼ of Section 28, Township 80 North, Range 24 West of the 5th P.M., Polk County, Iowa (Crocker Township)

General Location:
2900 and 2906 NW 82nd Avenue, 8125 NW 28th Court and 8068 NW 27th Court, Ankeny (See Attachment ‘A’)

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

Surrounding Zoning:
North “RR” Rural Residential District
South “RR” Rural Residential District / NW 35th Street (Hwy 415)
East “LDR” Low Density Residential District & “MDR” Medium Density Residential District
West “RR” Rural Residential District

Waiver Request (See Attachment ‘C’):
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.

GENERAL COMMENTS:
This preliminary plat proposes 18 single-family residential lots, two (2) street lots and two (2) outlots on approximately 41.96 acres. The current version of the preliminary plat can be found as Attachment ‘B’ to this report. The subject is primarily zoned “RR” Rural Residential District, but also contains a small area of “LDR” Low Density Residential District zoning. The plat proposes to utilize the cluster development option under the Rural Residential District standards, which allows single-family lots at a minimum size of 20,000 square feet and minimum width of 100 feet. This is the more restrictive cluster option under the two zoning districts existing on the property.
The property consists of five (5) total tax parcels, including two (2) existing single-family dwellings at 2900 and 2906 NW 82nd Avenue. Also included within the development are the existing vacant properties at 8125 NW 28th Court, being Lot 6 and a portion of Lot 5 of Timberland Heights Plat II, and 8068 NW 27th Court, which was recently platted as Lot 30 of The Pines at Rock Creek Plat 1. 2900 and 2906 NW 82nd Avenue are currently accessed via a long private driveway extending south from NW 82nd Avenue, and the existing residences will be retained on Lots 9 and 16. The plat proposes a long cul-de-sac street, roughly following the existing shared driveway, to provide street frontage and access to all of the proposed lots. The proposed cul-de-sac street would line up with the existing north-south public roadway of NW 28th Street, which intersects with NW 82nd Avenue at the north plat boundary. Staff will work with the developer to establish a numbered street name for the new cul-de-sac that fits within the address grid and also clearly conveys that it is not a thru street.

The proposed cul-de-sac exceeds the maximum allowable length 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 18 lots, the developer has chosen to create an emergency access driveway that will provide connection between the new cul-de-sac and NW 27th Court located directly to the east within the development of The Pines at Rock Creek. This driveway will create a secondary access to be utilized in emergency situations. All of the proposed lots will access the new cul-de-sac street directly. Two (2) linear outlots, Outlot ‘Y’ and Outlot ‘Z’, are proposed on either side of the new roadway to restrict possible connections from existing residential developments adjacent. This is an effort to minimize the number of vehicles utilizing the new roadway and to protect stormwater infrastructure in the backyards of the new platted lots to the east within The Pines at Rock Creek Plat 1.

The Developer is requesting two (2) waivers. A waiver to allow the length of the cul-de-sac street to exceed 600 feet, which has been previously discussed. Second, a waiver to allow flag lots to exceed one (1) acre in size that are served by public sanitary sewer. This second waiver would apply to Lots 10 and 11. The waiver request letter from the consultant can be found as Attachment C to this report.

Water service will be provided by Des Moines Water Works. The developer is responsible for future construction and costs related to connection and extension of the public water main to serve the project. Sanitary sewer service will be provided by Polk County, with the developer responsible for extending a public sewer main from the adjacent Rock Creek trunk sewer line to serve the development. The subject property contains a number of mature woodlands and steep slopes. The Polk County Zoning Ordinance requires 75 percent of the mature woodlands to be protected and has requested the developer and engineer to evaluate and establish a safe slope building setback line to protect natural resources and future development.

**STAFF REVIEW:**
This preliminary plat was previously considered by the Polk County Zoning Commission in February of 2020, at which time the Commission unanimously recommended approval. The developer did not move forward at that time, and has since acquired the additional property located at 8125 NW 28th Court, and revised the layout to include one (1) additional proposed lot. No other major changes have
occurred to the proposed layout compared to the previously approved layout. An updated waiver request letter is included as Attachment C. The waivers requested are identical to the prior submittal, with no new or additional waivers requested. The preliminary plat is required to come back before the Commission due to the incorporation of an additional property and change to the layout including one (1) additional lot. Additionally, re-approval of the preliminary plat begins a new two-year timeline for the developer to construct the improvements and receive final plat approval prior to expiration of the preliminary plat.

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances, including the proposed waiver requests. The plat is considered a major subdivision due to the number of lots requested as well as required public improvements. Staff finds there is significant topography and mature woodlands on the subject property that limit the available buildable areas. 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 Highway 415 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 plat is within two (2) miles of both the City of Johnston and the City of Ankeny corporate limits. Both jurisdictions have indicated they will waive their right to review this subdivision plat.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of The Reserve at Rock Creek, including the requested waivers to allow a cul-de-sac street that exceeds 600 feet in length and to allow flag lots that exceed one (1) acre in size and are served by public sanitary sewer for Lots 10 and 11. Approval is based upon the proposal’s conformance to the Zoning and Subdivision Ordinances, and subject to a revised preliminary plat submittal addressing all staff comments.
The Reserve at Rock Creek
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes a total of 18 single-family residential lots, two (2) outlots and two (2) street lots on approximately 41.96 acres zoned “RR” Rural Residential District and “LDR” Low Density Residential District.

SEWER: Individual Septic Systems

WATER: Des Moines Water Works

TOWNSHIP: Crocker

OWNER & DEVELOPER: The Reserve at Rock Creek, LLC represented by Tom Davies (owner/developer)

Vicinity Map:
8-21-21

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

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

Hello Brian,
For the proposed The Reserve at Rock Creek plat, we would respectfully 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.

Shane J. Devick, P.E.