Runnells 66 – Major Preliminary Plat

Applicant: Land Concepts, LLC (Property Owner/Applicant)
Bradley Cooper, Cooper Crawford & Associates (Engineer)

Request: Preliminary Plat Approval of a Major Subdivision Plat

Legal Description: A part of the West ½ of the Northeast ¼ of Section 21, Township 78 North, Range 22 West of the 5th P.M., Polk County, Iowa, that is more particularly described as follows:

Commencing at the North ¼ corner of Section 21, Township 78 North, Range 22 West of the 5th P.M., Polk County, Iowa; thence S00°29'38"E, 85.00 feet along the West line of the Northeast ¼ of said Section 21, to the South right-of-way line of SE 32nd Avenue, as it is presently established, and to the Point of Beginning; thence S73°24’34”E, 261.70 feet along said South right-of-way line; thence N89°21’18”E, 1082.32 feet along said South right-of-way line, to the East line of the West ½ of the Northeast ¼ of said Section 21; thence S00°21’16”E, 1505.88 feet along said East line; thence S89°47’39”W, 1328.81 feet to the West line of the Northeast ¼ of said Section 21; thence N00°29’38”W, 1573.23 feet along said West line, to the South right-of-way line of SE 32nd Avenue, and to the Point of Beginning.

General Location: The subject property is addressed as 10118 SE 32nd Avenue, and is located on the south Side of SE 32nd Avenue approximately one-quarter (1/4) of a mile west of the intersection of SE 32nd Avenue and SE 104th Street (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. No residential block shall be longer than one thousand three hundred and twenty (1320) 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 three (3) building lots for single-family residential structures on an existing 46.067-acre parcel. Lot 1 is proposed to be 7.00 acres, Lot 2 is proposed to be 9.11 acres, and Lot 3 is proposed to be 29.97 acres in area. Each lot will meet the 140-foot minimum lot width, and will exceed the 40,000 square-foot minimum lot size for the “RR” Rural Residential District. Minimum setbacks for each lot will be 50-foot front and rear yard setbacks, and fifteen (15) foot side yard setbacks.

The subject property features steady slopes throughout, and will most likely require grading work in order to establish development pads, but does not appear to have slopes that cannot be overcome. The property has a high point of approximately 888-feet near the southwestern of the property, and low-points of approximately 820 feet at the northeastern corner of the property. The property is mostly void of trees, though there is a tree grove approximately 30,000 square feet in area in what would become the center of Lot 2. There is also a natural drainage way in the northeaster quarter of the property that may warrant a drainage easement (as was addressed by Engineering review comments).

Water service will be provided by Des Moines Water Works (DMWW) via a 4-inch water main located on the South side of SE 32nd Avenue. Des Moines Water Works has indicated there is sufficient water capacity for three (3) new residential dwellings. The proposed dwellings will be served by on-site septic systems. Each property will gain access from SE 32nd Avenue, which is a paved county-maintained roadway. No new roadway improvements are proposed with this subdivision.

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 because it requires a block-length waiver, as there is greater than 1,320 feet between proposed roadways. The applicant has submitted a waiver request letter, which is included with this report as Attachment ‘C’. In summary, the applicants request the subdivision waiver because the intent is for three single-family residential lots, and while Lot 3 may support additional lots in the future, the dedication of a roadway will be the responsibility of that developer. Lot density, dimensions, frontage, and access have been reviewed, and meet all Polk County Zoning and Subdivision Requirements. 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.

Staff has reviewed the layout of the proposed subdivision and the requested waivers. Due to topographic challenges on the subject property as well as the property to the south, further development which would require through-streets does not seem likely at this time. The 150-foot frontage of Lot 3 onto SE 32nd Avenue would provide enough width for a future public street extension and accompanying right-of-way if required at the time of future development.

RECOMMENDATION:
Staff recommends approval of the Preliminary Plat of Runnells 66, as well as the requested block length waiver.
Runnells 66 Block Length Waiver Request

October 18th, 2021

Polk County Zoning Commission
5885 NE 14th Street
Des Moines, IA 50313

Dear Members of the Zoning Commission,

On behalf of the owner Land Concepts, LLC we are requesting that the Commission grant a Block Length Waiver. Section 18(A) of the Polk County Subdivision Ordinance states that no residential block shall be longer than 1,320 feet, or 12 times the minimum lot width for the district, whichever is less. On behalf of the owner we are requesting that this requirement be waived for Runnells 66 for the following reason:

The intent is to sell Lot 3 as a single-family residential area. If the current or future owners wish to develop the land further, a road will have to be built on the South side of the plat.

Thank you for your consideration,

Matthew Hovda