Autumndale – Major Preliminary Plat

Applicants:
Brady Properties, LLC / Toad Valley Golf Course, Inc., represented by Allison George (Property Owner)
Autumndale, LLC (Developer)
Pelds Design Services (Project Engineer/Surveyor)

Request:
Preliminary plat approval of a major subdivision plat for 180 residential lots and one (1) non-residential lot.

Legal Description:
Approximately 168 acres located within Section 6, Township 78 North, Range 22 West of the 5th P.M., Polk County, Iowa (Fourmile Township).

General Location:
Toad Valley Golf Course – 237 NE 80th Street, Pleasant Hill. Located approximately one-half (½) mile south of the intersection of NE University Avenue (Hwy 163) and NE 80th Street. (Attachment A)

Existing Zoning:
“MDR” Medium Density Residential District

Surrounding Zoning:
North A-1 Agricultural District (City of Pleasant Hill) – Southeast Polk Community Schools
South “MDR” Medium Density Residential District
East “MDR” Medium Density Residential District
West “RR” Rural Residential District

GENERAL COMMENTS:
This preliminary plat proposes 180 total residential lots on approximately 168 acres zoned “MDR” Medium Density Residential District. The development proposes a mix of single-family and detached townhouse lots. The subject property is currently owned and operated as the Toad Valley Golf Course. The proposed development area is located in the northwestern portion of the golf course site, primarily including a large area of current open space and woodlands as well as a portion of the existing driving range. In addition to creating a number of new residential development rights, the plat also creates or reestablishes four (4) single-family lots for existing residences fronting NE 80th Street. This includes the property at 199 NE 80th Street as well as the single-family dwelling located in the southwest corner, and the two (2) single-family dwellings located in the northwest corner, of the property. An additional lot is also proposed directly south of 199 NE 80th Street, which would create a new single-family development right with access onto NE 80th Street. The plat is located directly adjacent to the City of Pleasant Hill, and will be served by City sanitary sewer. Pleasant Hill anticipates annexing the Golf
Course and adjacent properties in the near future. Development review is being coordinated with the City so that their requirements are also incorporated as it is anticipated the entire development area will eventually be under the jurisdiction of Pleasant Hill.

The subject property lies on the east side of NE 80th Street approximately one-half (½) mile south of NE University Avenue (Hwy 163). Southeast Polk Community High School and Middle School are located to the north at the intersection of NE University Avenue and NE 80th Street. Adjacent ground to the south and east consists of the remainder of the Toad Valley Golf Course as well as undeveloped farm ground zoned “MDR” Medium Density Residential District. Adjacent to the west are a number of existing single-family residences in unincorporated Polk County with frontage and access onto NE 80th Street, and zoned “RR” Rural Residential District. Also adjacent to the west is the existing single-family development of Spring Creek Hills, which is located within the City of Pleasant Hill. This development is accessed via Spring Creek Drive, which connects to the west side of NE 80th Street. The Autumndale preliminary plat proposes a southerly access point onto NE 80th Street, which lines up with the existing orientation of Spring Creek Drive at NE 80th Street. Reference Attachment A of this report for a vicinity map of the subject property and surrounding area.

Lot Configuration/Plat Layout
Attachment B at the end of this report contains a copy of the current version of the preliminary plat of Autumndale. The overall layout proposes two (2) main access points providing connection to NE 80th Street, as well as a number of interior roadways providing access to buildable lots throughout the development. The southern access point, currently named Brady Parkway, would extend east through the development and terminate near the eastern plat boundary with Outlot Z and could provide access to future development to the east. While the entire development is being preliminary platted at this time, the immediate intent is to complete a first phase to include 45 lots and the initial main street extensions. Sheet 2 of the attached preliminary plat (Attachment B) highlights the first phase.

The development is utilizing the planned option under the “MDR” Medium Density Residential District standards, which requires a minimum 25% of the site be set aside as undeveloped open space. The planned option is utilized to allow for a portion of the development as detached townhouse lots. The required open space is provided on the non-residential Lot 180, which will continue to be used as the golf course. Lots 1 thru 82 are proposed for detached townhomes and Lots 83 thru 175 are proposed for standard single-family. The majority of the proposed townhome lots range in size from approximately 6,000 to 10,000 square feet, and 50 feet or greater in lot width. The detached townhome option requires a minimum lot size of 4,000 square feet with no minimum lot width, but with minimum side yard setbacks of five (5) feet each. The majority of single-family lots range in size between 8,500 and 15,000 square feet, with a few lots greater in size, and all contain a minimum width of 60 feet or greater. The standard single-family requirements within Medium Density Residential require a minimum lot size of 8,500 square feet and minimum lot width of 60 feet. The development also proposes five (5) total outlots, which contain areas of open space along NE 80th Street, as well as within the development, and adjacent to the east for required storm water detention.
Roads/Utilities/Natural Resources
The subject property has substantial frontage to the west onto NE 80th Street, which is a paved, two-lane collector roadway. Future traffic flow from the development will utilize NE 80th Street via the two (2) access points proposed. A number of future interior local streets are proposed to serve the entirety of the development. Street design and naming is being reviewed in conjunction with the City of Pleasant Hill. Water service will be provided by Des Moines Water Works, and sanitary sewer will be provided by the City of Pleasant Hill.

The subject property and adjacent golf course contain approximately 151 acres of mature woodlands, requiring 75% protection under the Ordinance. Approximately 51.20 acres will be removed as part of the proposed development, mainly including an area in the north half of the site previously established as a tree farm. The removal rate will slightly exceed the maximum allowance, and requires mitigation of approximately 12 to 13 acres of woodlands. The mitigation may occur onsite or through payment to Polk County Conservation to conduct the mitigation offsite. The developer has not made a determination regarding the preferred mitigation method at this time. A number of the woodlands to remain would be located on future buildable lots within the development. The preliminary plat has identified these pockets of woodlands with a woodland protection easement to ensure they remain permanently protected. The property also contains 10.40 acres of mapped wetlands, which are identified on the preliminary plat and shall be protected from development. There are no areas of floodplain or other environmental hazards or features on the property.

STAFF REVIEW:
Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances. The plat is considered a major subdivision due to the number of lots requested as well as required public improvements. No waivers have been identified through staff’s review or requested by the developer. The proposed lots meet all dimensional and sizing requirements for the requested planned detached townhouse option and standard single-family option under the “MDR” Medium Density Residential District. Staff will continue to work with the developer and project engineer in resolving remaining comments. Once all comments have been addressed, the preliminary plat may be forwarded to the Board of Supervisors for their approval.

Any significant changes to the preliminary plat would require re-approval by the Zoning Commission. Once the preliminary plat has been approved construction drawings may be submitted for review. All required plat improvements shall be constructed, or surety provided, prior to final plat approval. Any final plat will be reviewed by staff and approved by the Board of Supervisors prior to recording, and would not come before the Zoning Commission. The Plat falls within the two-mile extraterritorial review jurisdiction of Pleasant Hill. Staff will continue to coordinate review with the City and the developer will be required to gain City approval prior to construction or any final plat.

RECOMMENDATION:
Staff recommends approval of the Preliminary Plat of Autumndale, subject to a revised preliminary plat addressing all remaining staff comments.
Autumndale
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes a total of 180 residential lots, one (1) non-residential lot, five (5) outlots and numerous future street lots on approximately 164.66 acres zoned “MDR” Medium Density Residential District.

SEWER: City of Pleasant Hill

TOWNSHIP: Fourmile

WATER: Des Moines Water Works

OWNER & DEVELOPER: Brady Properties, LLC represented by Allison George (owner) & Autumndale, LLC (developer)

Vicinity Map:
OUTLET STRUCTURE

1. 6" Class I Bedding
2. Do not allow contact to be made between pipe and concrete, provide 6" of bedding material
3. Provide Type IIIA coating, as required to 14 gauge steel
4. "Nipple = 886.00'
5. "Nipple = 882.50'

POND 1 OUTLET DETAIL

POND 2 OUTLET DETAIL

POND 3 OUTLET DETAIL

POND 4 OUTLET DETAIL

POND 5 TO POND 7 OUTLET DETAIL

POND 7 OUTLET DETAIL

POND 8 OUTLET DETAIL

POND 2 - SW-513 - OPEN-SIDED AREA INTAKE

POND 3 - SW-513 - OPEN-SIDED AREA INTAKE

AUTUMNDALE
SECTION 6, TOWNSHIP 78 NORTH, RANGE 22 WEST
PLEASANT HILL, IOWA

11 - PRE-PLAT DETAIL SHEET