**Hapke Acres Plat 1**
Major Preliminary Plat

**PLAT INFORMATION:** This subdivision plat proposes two (2) single-family residential lots and one (1) lot for street dedication on approximately 1.74 acres zoned “MDR” Medium Density Residential District. The subject property is located directly south of NE 46th Avenue and is addressed as 3191 NE 46th Avenue.

**SEWER:** On-site wastewater treatment systems (current)  
Polk County Sanitary Sewer (future)  
**WATER:** Des Moines Water Works

**PROPERTY OWNER & DEVELOPER:** Jonathan Hapke  
**TOWNSHIP:** Delaware

Vicinity Map:
Overview / Staff Review & Recommendation

The subject property is addressed as 3191 NE 46th Avenue and is improved with a single family home and three (3) accessory structures. This property was previously approved through a Major Preliminary Plat process, also named Hapke Acres Plat 1. Prior to approval of the Final Plat, Grand View Christian School, located at the southeast corner of NE 46th Avenue and NE 29th Street, purchased five (5) acres of the original parcel, leaving 1.74 acres. The new proposal is to subdivide the remaining 1.74 acres into two (2) residential lots. See Attachment A at the end of this report for a copy of the preliminary plat.

The number of parcels previously created in the ¼ ¼ Section requires a Major Subdivision process. A Plat of Survey was allowed to create a parcel for the transfer of ownership of the five (5) acres to Grand View Christian School. As part of that Plat of Survey, the property owner was required to enter into an agreement with Grand View Christian School, which allows the septic system for the existing house to remain on the, now adjacent property, that is owned by Grand View Christian School until such time as the house is connected to public Sanitary Sewer. It is anticipated that sanitary sewer will be extended by Polk County during the 2020 construction season. Once sanitary sewer is available to the property, the existing septic system will be abandoned and the encroachment will be removed from the now adjacent property.

The corporate limits of the City of Des Moines is located approximately 0.2 miles south of the subject subdivision. The City of Des Moines has not yet provided comments, however their office has been notified of the proposed subdivision.

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.

Staff recommends approval of the Hapke Acres Plat 1 Preliminary Plat. Approval is based upon the proposal’s conformance to the Zoning and Subdivision Ordinances.