Fleck Estates
Major Preliminary Plat

PLAT INFORMATION: This subdivision plat proposes one (1) single-family residential lot on approximately 15.57 acres of land zoned “RR” Estate Residential District.

SEWER: Individual septic system
WATER: City of Altoona
TOWNSHIP: Clay
OWNER/DEVELOPER: Jarod & Amy Fleck

Vicinity Map:
Overview / Staff Review & Recommendation

The subject property is located at the southern end of NE Casebeer Drive, being approximately one (1) mile south of 8th Street SW and 17th Avenue SW where they intersect within the City of Altoona. The subject property is directly adjacent to the southern end of the property at 3950 NE Casebeer Drive. NE Casebeer Drive is a hard surfaced County maintained roadway and contains a narrow roadway and right-of-way width. The roadway provides a single access point to approximately 25 existing single-family residences. The lots along this roadway originally developed, and remain, within unincorporated Polk County. However, the area is directly adjacent to the City of Altoona corporate limits to the west, as well as partially to the east. NE Casebeer Drive currently terminates at the northern boundary of the subject property, and does not contain a cul-de-sac or turnaround area. As part of this proposed subdivision plat to create an additional buildable lot, the owner/developer is responsible for creating a public roadway improvement for adequate emergency vehicle access and turnaround.

Attachment A contains a copy of the current version of the preliminary plat. The property’s unique configuration is a result of a 2009 plat of survey, which transferred the adjacent floodplain ground along Little Fourmile Creek to the City of Altoona for wetland restoration (Parcel ‘D’). The subject property contains areas of Zone ‘A’ floodplain (1% annual chance or 100-year floodplain) along Little Fourmile Creek, per the current adopted FEMA floodplain maps for Polk County. The subject property is adjacent to abandoned railroad row to the west, which is part of the Gay Lea Wilson Trail. The plat is effectively a re-plat of Parcel ‘E’ from the 2009 plat of survey to create a single-family building right on the property, as represented by the 15.17-acre Lot 1 on the attached plat drawing. As previously mentioned, the owner/developer will be responsible for creating a public access/turnaround improvement as part of this development, including additional right-of-way dedication to Polk County, as represented by Lot ‘A’ on the attached plat drawing. This improvement will provide emergency vehicle access and turnaround capabilities for NE Casebeer Drive which do not currently exist. Sheet 2 of the plat also proposes grading and a culvert crossing for future driveway access to the buildable portion of the property located outside of the floodplain. This work is a required plat improvement that must be completed by the owner/developer in order to create legal access for a future residence. This work requires future grading and floodplain development permits and shall be completed, or surety provided, prior to final plat approval.

Water service will be provided by the City of Altoona. There is an existing WRA trunk sanitary sewer line that runs along Little Fourmile Creek, and cuts through a portion of the subject property. A direct service line connection to this trunk sewer is not allowed, and therefore proposed Lot 1 would be served by a future septic system. The City of Altoona has provided official review comments regarding the roadway improvement and utilities. The City shall approve the final plat prior to final approval and recording by Polk County.

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 required public roadway improvement. There are no waivers required, as the proposed lots meet all dimensional and sizing requirements for the “RR” Rural Residential District. Staff will continue to work with the owner and project engineer/surveyor in resolving remaining comments. Once all comments have been addressed the preliminary plat may be forwarded to the Board of Supervisors for their approval. Once the preliminary plat has been approved, the roadway construction plans and final plat may be submitted for staff review. The final plat will not come before the Zoning Commission. Staff recommends approval of the preliminary plat of Fleck Estates.