



**Wolvers Estate – Major Preliminary Plat**

**Property Owner:** Steven L. & Donna J. Wolvers

**Property Owner’s Representative:** Terry Coady, Snyder & Associates, Inc.

**Request:** Preliminary Plat Approval of a Major Subdivision Plat

**Legal Description:** NE ¼ ¼ of Section 28, Camp Township

**General Location:** 5109 SE 104<sup>th</sup> Street, Runnells, IA 50237 (Exhibit ‘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:** *Block length that exceeds the maximum of 1,320 feet. (Exhibit ‘B’)*

**GENERAL COMMENTS:**

This preliminary plat (Exhibit ‘C’) proposes four (4) residential lots and two (2) street lots on approximately 15 acres. Standard bulk regulations are being utilized, requiring lot sizes, lot width, setbacks, maximum building height and maximum building coverage to comply with the “RR” Rural Residential District standards. This property has a maximum of 16 building rights. In the Wolvers Estate Preliminary Plat, four (4) of the 16 development rights are utilized as Lots 1 through 4.

The property is zoned “RR” Rural Residential District. The Property Owners propose four (4) lots that range in size from 3.03 acres to 4.75 acres. An existing house, addressed as 5190 SE 104<sup>th</sup> Street, and an existing detached garage are located on the property and are proposed to remain on Lot 1. Lot 2, the largest property at 4.75 acres in size, includes the majority of a 100-foot wide Drainage Easement and an associated Mature Woodlands Easement. Lot 1, with the

existing house and other site improvements, also includes a portion of the Mature Woodlands Easement and the 100-foot wide Drainage Easement.

The Property Owner is requesting one (1) waiver. The waiver is to the block length standard which requires a public street to be extended when the property location exceeds 1,320 feet from an intersection. The southern extent of the subject property is approximately 1,324 feet south of the SE 48<sup>th</sup> Avenue and SE 104<sup>th</sup> Street intersection.

**STAFF REVIEW:**

Staff has reviewed this plat for compliance with the Polk County Zoning and Subdivision Ordinances. This Plat proposes four (4) buildable lots and with the adjacent existing lot, located directly east of the subject property, plus the required waiver to the Polk County Subdivision Ordinance, a Major Subdivision process is required. The Property Owner's Representative has provided a letter supporting the requested waiver (Exhibit 'B'). The distance between the closest intersection and the southern property line is four (4) feet from compliance with the block length standard. Further, the existing house and detached garage are located close to the southern property line and would hinder the extension of a public street located in this area. The letter also states that the property, directly to the south has not been improved and does not have property investment that would preclude a future public street. The property to the south would also create a direct alignment to a future street access directly to the east.

The property is within two miles of the City of Runnells. The City of Runnells has been notified of this subdivision proposal and have not provided comments to date.

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 and the requested waiver.

**RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of Wolver Estate, as well as the requested waiver to allow a block length that exceeds 1,320 feet. Approval is based upon the proposal's conformance to the Zoning and Subdivision Ordinances.

**WOLVERS ESTATE**  
**Major Preliminary Plat**

**PLAT INFORMATION:** This subdivision plat proposes 4 residential lots and 2 lots for street dedication on 15 acres of land zoned "RR" Rural Residential District. The property is addressed as 5190 SE 104<sup>th</sup> Street, Runnells, IA 50237.

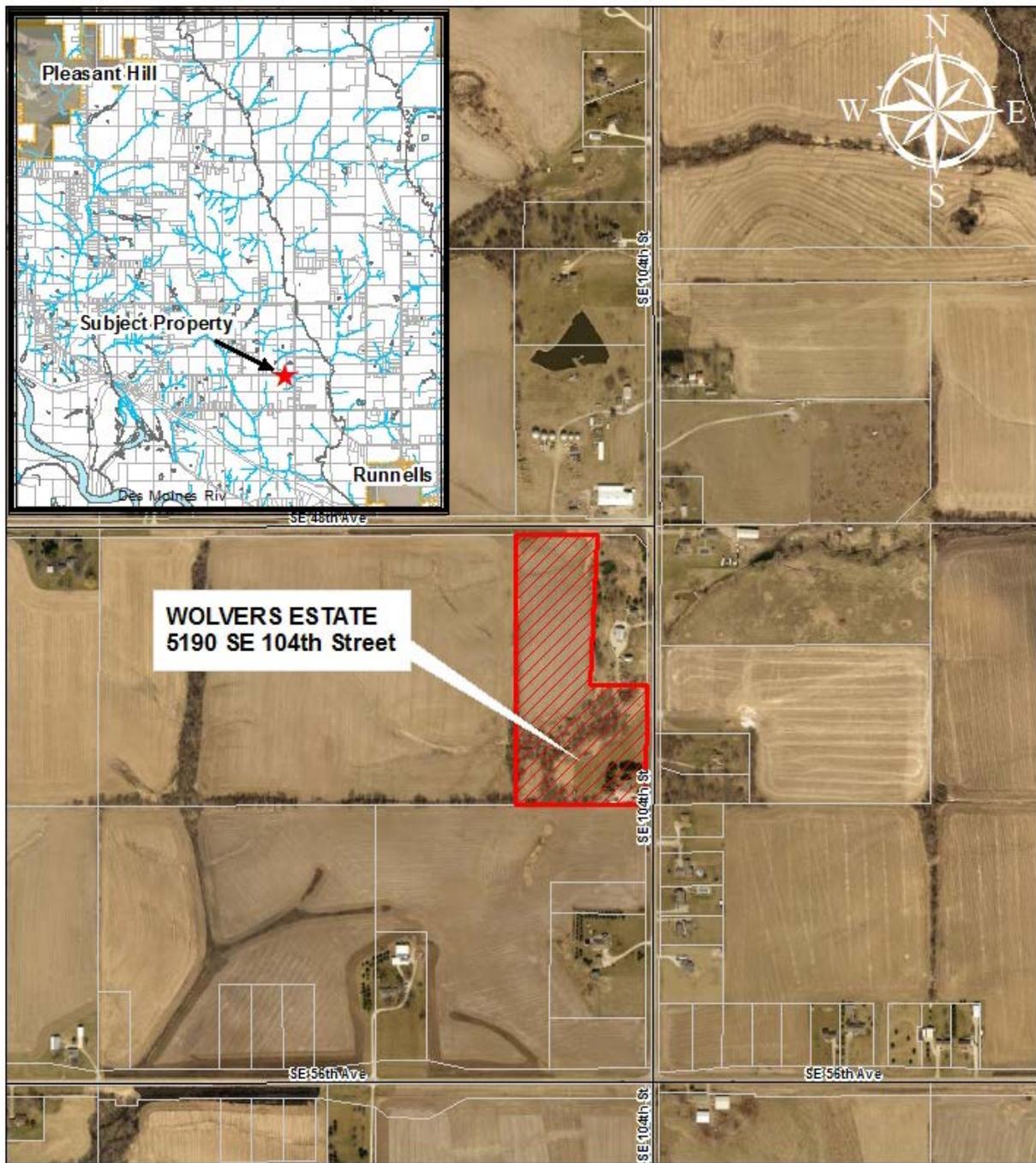
**SEWER:** Individual Septic Systems

**WATER:** Des Moines Water Works

**TOWNSHIP:** Camp

**PROPERTY OWNERS:** Steven L. & Donna J. Wolvers

Vicinity Map:





November 14, 2019

Polk County Zoning Commission  
5885 NE 14<sup>th</sup> Street  
Des Moines, IA 50313

RE: WOLVERS ESTATES  
POLK COUNTY, IOWA  
S&A PROJECT NO. 119.0758

Dear Members of the Zoning Commission:

On behalf of the property owners Steven & Donna Wolvers we are requesting that the Commission grant a 1320 foot Block waiver for Wolvers Estates. The current subdivision ordinance states that "No residential block shall be longer than one thousand three hundred and twenty (1,320) 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". On behalf of the property owners we are requesting that 1,320 foot block requirements be waived for this subdivision plat for the following reasons.

1. This development is approximately 1,324 feet south and parallel to SE 48<sup>th</sup> Avenue, being 4' longer than the required 1,320 feet requirement. The property owners existing homestead lies 51.7 feet north and their garage lies 14.2 feet north of their south property line. The property owners have no intentions of relocating their existing homestead or garage. Therefore there would not be adequate room and setbacks to establish a future street lot for roadway use to allow the 1,320 foot block be placed at this location.
2. The property to the south owned by the Roger F. and Karen C. Bak Trust is a platted Outlot "X" of Bak Farms, an official plat. This lot has not been subdivided for buildable lots, however when the time comes they should be required to provide an east/west roadway access that would line up to a future access to the east platted with Beattie Subdivision located on the east side of SE 104<sup>th</sup> Street. This subdivision plat has designated a 70' wide strip approximately 160' south of the 1,320 foot requirement.
3. The property to the south owned by Roger F. and Karen C. Bak Trust currently has no existing homestead structures that would be in conflict with this 1,320 foot requirement. Therefore being able to accommodate this request.

Thank you for your consideration of this request.

Sincerely,  
SNYDER & ASSOCIATES, INC.

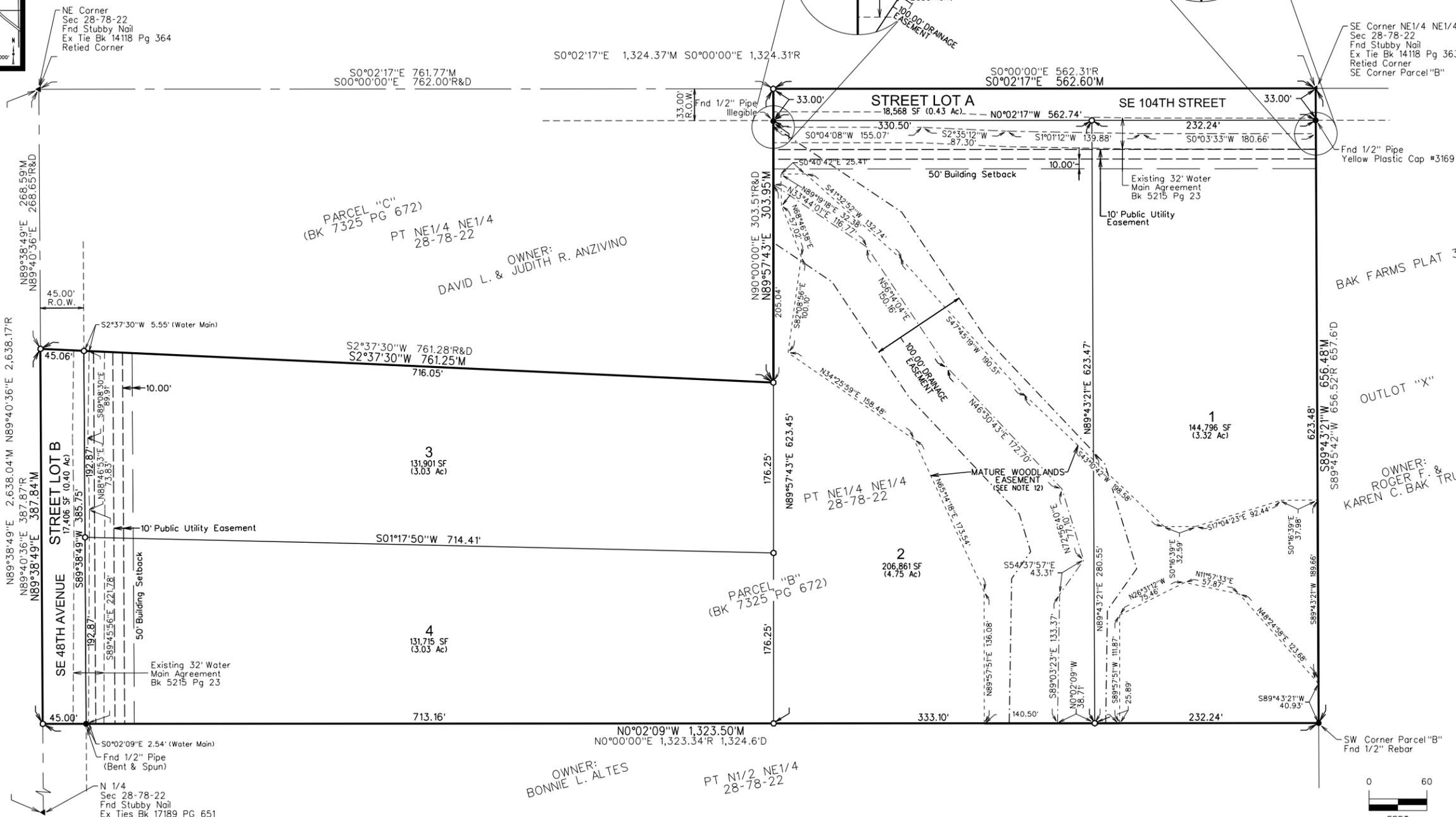
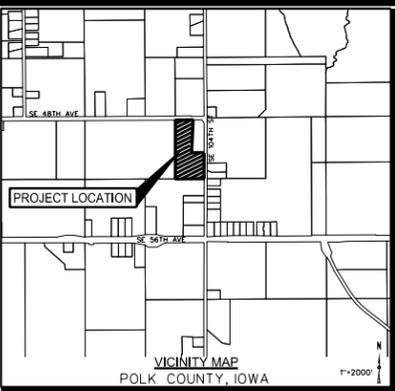
A handwritten signature in black ink, appearing to read 'Terry Coady'.

Terry Coady, PLS  
Enclosure

cc: Steve Wolvers, Owner

# WOLVERS ESTATE MAJOR PRELIMINARY PLAT

EXHIBIT 'C'



AS PER COUNTY COMMENTS	11/14/19	JDP	DATE	BY
AS PER COUNTY COMMENTS	11/06/19	JDP	DATE	BY
REVISION			DATE	BY
Checked By:	TLC		Scale:	1" = 60'
Engineer:	JDP		Date:	08/28/19
Field Bk:			Project No.:	1190758
			Sheet	1 of 2

**WOLVERS ESTATE**  
**MAJOR PRELIMINARY PLAT**  
**SNYDER & ASSOCIATES, INC.**  
POLK COUNTY, IOWA  
2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

**LEGEND**

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	○	○
Bench Mark	●	●
Platted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	MPE
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—

**BULK REGULATIONS**

MINIMUM LOT AREA = 40,000 SF  
MINIMUM LOT WIDTH = 140'  
FRONT YARD SETBACK = 50'  
REAR YARD SETBACK = 50'  
SIDE YARD SETBACK = 15'  
MAX BUILDING HEIGHT = 35'  
MAX BUILDING COVERAGE = 15%

**BASIS OF BEARING**

THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 28-78-22 WAS ASSUMED TO BEAR NORTH 89°38'49" EAST.

**MEASURED PARCEL**

15.00 ACRES (R)  
14.95 ACRES (M)

**OWNER/DEVELOPER**

STEVEN L. & DONNA J. WOLVERS  
5190 SE 104TH STREET  
RUNNELS, IA 50237

**EXISTING ADDRESS**

5190 SE 104TH STREET  
RUNNELS, IA 50237

**DATE OF SURVEY**

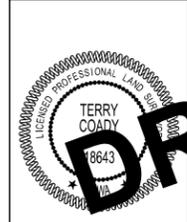
AUGUST 22, 2019

**ZONING**

RR - RURAL RESIDENTIAL  
"STANDARD SINGLE FAMILY"

**PLAT DESCRIPTION**

WOLVERS PLAT 1  
FINAL PLAT DESCRIPTION  
THE NORTH 1324.6 FEET OF THE EAST 657.6 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY IOWA, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SECTION 28, THENCE S0°00'00"E ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 28, 762.00 FEET; THENCE S90°00'00"W, 303.51 FEET; THENCE N2°37'50"E, 761.28 FEET TO A POINT ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 28; THENCE N89°30'36"E ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 28, 268.65 FEET TO THE POINT OF BEGINNING.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady, PLS Date  
License Number 18643  
License Renewal Date is December 31, 2019  
Pages or sheets covered by this seal:  
Sheet 1 of 1

