



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

September 27, 2021 Meeting

<p><b>SUBJECT:</b> Consider recommending approval of the Final Plat for Ridgedale Heights Plat 3, subdividing 12.33 acres into forty-seven (47) single-family lots. The property is located south of NW 70<sup>th</sup> Avenue between NW 106<sup>th</sup> and Rynor Streets.</p>	
<p><b>SYNOPSIS:</b></p> <p><b>RECOMMENDATION:</b></p>	<p>The applicant, Stubbs Development Inc., has submitted a final plat for 47 single-family lots. The Preliminary Plat was approved in February of 2021 and construction of the public improvements is nearly complete.</p> <p>Staff recommends approval of the final plat for Ridgedale Heights Plat 3 subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The project shall conform to the requirements, standards and regulations of the City of Johnston.</li> <li>2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.</li> <li>3. The subject property is within the Northwest 100<sup>th</sup> Street Water Connection District. Payment of district connection fees in the amount of \$625 per acre is required prior to City Council approval of the Final Plat [<math>\\$625 \times 12.33 \text{ acres} = \\$7,706.25</math>].</li> <li>4. The subject property is within the NW Sanitary Sewer Connection District. Payment of district connection fees in the amount of \$3,200 per acre is required prior to City Council approval of any Final Plat [<math>\\$3,200 \times 12.33 \text{ acres} = \\$39,456</math>].</li> <li>5. Performance Bonds are required for all outstanding construction items. Bonds should be in the amount of the remaining construction costs plus ten percent. A contractor or engineers estimate shall be provided to document remaining items and costs.</li> <li>6. Maintenance bonds for all streets, underground infrastructure, trails and common open space areas are required prior to council acceptance of the public improvements. Maintenance bonds shall be valid for a four year period after acceptance of the public improvements.</li> </ol>

7. The provisions of the Parkland Dedication Ordinance are applicable to this site; however, dedication requirements for this plat were addressed with previous platting action. No further dedication is required with this plat.
8. The storm sewer for subject plat 3 must outlet through Ridgedale Heights Plat 4. As construction of the stormsewer for Plat 4 is yet to be completed, provisions must be made to create a temporary stormsewer outlet (e.g. open trench) prior to issuance of a building permit for any home in Ridgedale Heights Plat 3. Said temporary outlet must be reviewed and approved by the City of Johnston Public Works Department and consulting Engineer Foth Infrastructure and Environment.
9. **The issuance of building permits within the plat shall subject to the following conditions:**
  - a. Building permits may be issued for up to two lots within the plat upon substantial completion of the public improvements within the plat, but prior to City Council acceptance of the public improvements. The Public Works Director shall make the determination of when the public improvements are substantially complete.
  - b. Building permits may be issued for all lots within the plat upon City Council acceptance of the public improvements within the plat.
10. **Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:**
  - a. All structures located on lots that have a minimum protection elevations (MPE) identified on the plat shall certify that the structure meets that elevation.
  - b. All structures located on lots that have overland flowage and drainage way elevations identified on the plat shall certify that the elevation on the lot has been met.

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Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of the Final Plat for Ridgedale Heights Plat 3 (PZ Case 21-24).

APPLICANT:	Stubbs Development Inc. 1236 34 <sup>th</sup> St SE Altoona, IA 50009
REPRESENTATIVE:	Stubbs Engineering 431 NE 72 <sup>nd</sup> Street Pleasant Hill, IA 50327
BACKGROUND & PRIOR APPROVALS:	The subject property is currently used as an agricultural farm field. The property has been rezoned to a mixture of C-2, R-3, and R-1(60) with restrictions via Ordinance 1015 (PZ Case 19-06). A final plat to split the property into seven outlots for the purpose of property sales was approved on December 16 <sup>th</sup> , 2019 (PZ Case 19-15). The preliminary plat for Ridgedale Heights was approved on February 18 <sup>th</sup> , 2020 (PZ Case 19-10).
RESIDENTIAL ZONING DISTRICT & BULK REGULATIONS:	The zoning classification for the subject property/properties is R-1(60), Single-Family Residential. The applicable bulk regulations follow: <ul style="list-style-type: none"> <li>• Maximum Density: 4.35 Units Per Acre</li> <li>• Maximum Building Height: 35 Feet</li> <li>• Minimum Lot Area: 7,500 Square Feet</li> <li>• Minimum Lot Width: 60 feet</li> <li>• Front Yard Setback: 30 feet</li> <li>• Side Yard Setback: 7 Feet One Side / 15 feet Total</li> <li>• Rear Yard Setback; 35 feet</li> </ul>
TRAFFIC ACCESS & CIRCULATION:	Plat 3 includes the construction of Southerwick Place, and extends Rynor Street and NW 106 <sup>th</sup> Street approximately 330' southward from the current terminus of each roadway.
SIDEWALKS:	Sidewalks are required along all public streets, at the time of site development and will be constructed along both sides of each street in the subdivision.
PUBLIC UTILITIES:	<p><b><u>Sanitary Sewer:</u></b> The site will include the installation of new sanitary sewer mains. All sanitary sewer will be eight-inch mains and will flow to an existing sanitary sewer main stub located at the northeast corner of the property (adjoining the northwest corner of the Bauman property).</p> <p><b><u>Water:</u></b> The site will include the installation of new water mains. All water mains will be eight-inch mains.</p> <p><b><u>Storm Sewer:</u></b> The site will include the installation of new storm sewer. Storm sewer will direct stormwater into a series of detention basins and will drain generally in the pre development drainage basins.</p>

NORTHWEST 100<sup>TH</sup>  
STREET WATER  
CONNECTION  
DISTRICT FEE:

Payment of the Northwest 100<sup>th</sup> Street Water Connection District Fee is due prior to consideration of the Final Plat by the City Council. The applicable fee is \$625 per buildable acre calculated as follows:

$$(12.33 \text{ acres}) \times \$625 \text{ per acre} = \mathbf{\$7,706.25}$$

NW SANITARY  
SEWER  
CONNECTION  
DISTRICT FEE:

Payment of the NW Sanitary Sewer Connection District Fee is due prior to consideration of the Final Plat by the City Council. The applicable fee is \$3,200 per buildable acre calculated as follows:

$$(12.33 \text{ acres}) \times \$3,200 \text{ per acre} = \$39,456$$

FLOODPLAIN:

The property is not located within a FEMA designated flood zone.

PARKLAND  
DEDICATION:

Chapter 180.43 of the City of Johnston code of ordinances requires dedication of 5 acres of public parkland for each 1,000 residents added to the community. The necessary dedication is based on the number of lots/single-family dwellings created. Based upon the creation of 47 new lots the parkland dedication would be tabulated using the following formula:

- o 2.98 people per dwelling X 47 single family dwellings X 0.005 acres of parkland per person = 0.7003 acres.

Parkland dedication is covered with the recorded Development Agreement Regarding Parkland Dedication. No further action required with this plat.

CONSULTANT  
COMMENTS:

Foth Infrastructure and Environment has reviewed the final plat and provided no additional comments in their review letter dated 9/20/2021.

PLAT SUMMARY:

Lots:	47
Area:	12.33 Acres
Area of Streets:	121,143 sq. ft.
Net Area in Lots	415,951.8 sq. ft.
Outlot Area:	NA
Length of Street:	1,970.07 ft.
Length of Public Sewer Main:	1,933 ft.
Length of Public Water Main:	2,041 ft.
Length of Public Storm Sewer:	2,438 ft.

FINAL  
DOCUMENTATION:

**The following documentation shall be submitted and will be recorded with the Final Plat:**

- a. Attorney's Title Opinion
- b. Polk County Treasurer's Tax Certificate
- c. Polk County Auditors Approval of Subdivision Plat Name

- d. Owner(s) Consent to Plat
- e. Lender(s) Consent to Plat (If mortgage on property)
- f. Warranty Deed to Street Lots
- g. Groundwater Hazard Statement to Street Lots
- h. Mortgagee's Partial Release of Mortgage & Partial Subordination of Mortgage to Easements (If mortgage on property)
- i. Public utility easement
- j. Overland flowage easements
- k. Storm Sewer Easements
- l. Sanitary Sewer Easement
- m. Egress and Public Utility Easement
- n. Trail easements
- o. Mailbox Easements
- p. Sidewalk Easement (lots 34/35).
- q. Protective/Restrictive Covenants (if applicable)
- r. Performance bond in an amount to cover outstanding public improvements plus 10% contingency. Provide an engineer cost estimate for remaining work for city review prior to acquisition of a performance bond.
- s. Maintenance bond for pavement
- t. Maintenance bond for underground utilities

**The following fees shall be paid prior to council approval of the final plat:**

1. Payment of Sanitary Sewer District connection fees: **\$39,456.00.**
2. Payment of Water District connection fees: **\$7,706.25.**



