



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

August 25, 2008 Meeting

**SUBJECT:** Consider approval of a Final Plat for Northwood Estates Plat 2 subdividing 8.533 acres into 8 single family residential lots. The subject property is located between NW 86<sup>th</sup> Street and NW 95<sup>th</sup> Court, North of NW 70<sup>th</sup> Ave.

**SYNOPSIS:**

The applicant, D&E Properties, L.L.C. is proposing to subdivide an 8.533 acre parcel into 8 single-family residential lots. The property is zoned R-1(75).

This site has been selected as the location of the 2009 Greater Des Moines Home Builders Association Home Show Expo in June 2009.

**RECOMMENDATION:**

The staff recommends approval and provides the following motion for the commission's consideration:

**The Planning & Zoning Commission recommends approval of PZ Case No. 08-34, the Final Plat for Northwood Estates Plat 2, subject to the following conditions:**

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
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.
3. The addition of the eight proposed lots within this plat will not adversely impact ingress/egress into the subdivision on Peckham Street, however, no additional Final Plats creating additional residential lots shall be approved for the remaining area of Outlot Z until a secondary means of ingress/egress is provided to the site (Valley Parkway extension to the north or east).
4. This site is within the Northwest Water Connection District, payment of the \$14,932.75 fee is required prior to City Council approval of the final plat.
5. This site is within the Northwest Area Sanitary Sewer Connection District, payment of the \$21,322.50 fee is required prior to City

Council approval of the final plat.

6. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation prior to the issuance of a certificate of occupancy for that structure.
7. Installation of a trail along the future extension of Valley Parkway is an acceptable alternative to the dedication of the required 0.119 acres of public parkland that is required. The approval of the Final Plat is subject to the developer's execution of a development agreement prior to the City Council's approval of the Final Plat.

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**Attachments:**

Final Plat prepared by Cooper Crawford and Associates, dated 8-7-08;  
Comment Memos from City Staff dated 7-14-08;  
Parkland Dedication Development Agreement and Cost Estimate from Cooper Crawford and Associates; and,  
Petition and Waiver.

APPLICANT:	Tom Dean D&E Properties, L.L.C. 7334 NW 86 <sup>th</sup> Street Johnston, IA 50131
REPRESENTATIVE:	Keven Crawford Cooper Crawford and Associates 2167 Grand Avenue West Des Moines, IA 50265
BACKGROUND & PRIOR APPROVALS:	<p>The subject property was annexed to the City of Johnston as part of the D&amp;E Properties Annexation which was approved by the City Development Board on July 12, 2006.</p> <p>The R-1(75) zoning district was established for this site as part of the annexation. In addition, the applicants and the City entered into a development agreement regarding the lot sizes, setbacks and transitional lots sizes adjacent to the LDR2 properties located to the west of the subject property.</p> <p>The preliminary plat (PZ 06-32) for this property was approved by the City Council on September 5, 2006, and the Construction Plans were approved on November 20, 2006.</p>
COMPREHENSIVE PLAN:	This property is within the Northwest Area plan of the Comprehensive Plan which was approved by the City Council on February 6, 2006. This area was designated as Medium Density Residential (up to 2 units per acre) and High Density Residential (up to 8 units per acre) in the plan.
ZONING DISTRICT & BULK REGULATIONS:	<p>The property is zoned R-1(75) but the Development Agreement, recorded in Book 11694 Page 695-699 requires the following bulk requirements:</p> <p style="padding-left: 40px;">Lot Area: 12,500 sq. ft. Lot Width: 87 ft. Front Setback: 35 ft. Side Yard: 9 ft. on side – 19 ft. total Rear Yard: 35 ft.</p> <p>In addition, properties adjacent to the LDR2 designated areas in the Comprehensive Plan are required to have a minimum lot size of 65,340 square feet and a rear yard setback of 120 feet.</p>
TRAFFIC ACCESS & CIRCULATION:	Main traffic access is provided to this site from NW 72 <sup>nd</sup> Circle. Additional access is proposed to serve this site through multiple street connections with Valley Parkway, Peckham Street, and NW 88 <sup>th</sup> Street connecting to NW 70 <sup>th</sup> Avenue and NW 86 <sup>th</sup> Street.

**PETITION AND  
WAIVER:**

Pursuant to City Council Resolution # 08-53, the developer has elected to file a Petition and Waiver that would spread any future assessments for improvements to NW 70<sup>th</sup> Avenue across all lots within the subdivision.

**PUBLIC UTILITIES:**

Water service, storm sewer, and sanitary sewer improvements are all nearing completion.

**DRAINAGE:**

Drainage will be directed towards the drainage way located south of the site.

**PARKS AND  
RECREATION:**

The provisions of the Parkland Dedication Ordinance are applicable to this site, as such the applicants are responsible for the dedication of a minimum of 0.119 acres of parkland, which is calculated as follows:

- 2.98 people per dwelling X 8 single family dwellings X 0.005 acres of parkland per person = 0.119 acres.

Assuming a value of \$28,000 an acre for parkland, the value of the parkland will be a required \$3,332 to meet the parkland dedication requirements. With the next phase of the development, the trail will be extended to the north along Valley Parkway; the applicants have provided an attached cost estimate that indicates the value of that trail construction would be of nearly equal value to the required parkland dedication for the remaining development (8 lots proposed in this plat and 21 future lots). Thus, the developer has requested and staff would recommend a development agreement, deferring the participation in park improvements for this plat until the next phase of the development.

**FLOODPLAIN:**

This area is not within a 100 year or 500 year floodplain as designated by the Flood Insurance Rate Map.

**SIDEWALKS:**

Sidewalks are required along all public streets located within the site.

**NORTHWEST AREA  
SANITARY SEWER  
CONNECTION  
DISTRICT:**

This property is within the Northwest Area Sanitary Sewer Connection District, payment of the per acre fee is required prior to City Council approval of any Final Plat.

**NORTHWEST AREA  
WATER  
CONNECTION  
DISTRICT:**

This property is within the Northwest Area Water District, payment of the \$1,750 per acre fee is required prior to City Council approval of any Final Plat.

PLAT SUMMARY:

Lots:	8 Lots
Area:	8.533Acres
Area of Streets:	0.46 Acres
Other Area Dedicated:	N/A
Outlot Area:	N/A
Net Area in Lots	8.073 Acres
Net Average Lot Area:	0.99 Acres
Length of Street:	226 Lineal Feet
Length of Water Main:	318 Lineal Feet
Length of Sanitary Sewer:	434 Lineal Feet
Length of Storm Sewer:	284 Lineal Feet

FINAL  
DOCUMENTATION:

The following documentation has been submitted and will be recorded with the Final Plat.

- Attorney's Title Opinion
- Consent to Plat (Owner)
- Consent to Plat (Lender)
- Polk County Treasurer's Certificate
- Warranty Deed to Street Lot A
- Groundwater Hazard Statement for Street Lot A
- Partial Release of Real Estate Mortgage for Street Lot A
- Sanitary Sewer Easement
- Storm Sewer Easement
- Overland Flowage Easements
- Petition and Waiver for future improvements to NW 70<sup>th</sup> Avenue
- Parkland Dedication Development Agreement