



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

December 14, 2009 Meeting

SUBJECT: Consider approval of the Final Plat for Crosshaven Plat 1 subdividing 12.67 acres into 34 single family lots and an outlot to be preserved as open space. The project is proposed to be a conservation development. The property is located east of NW 100th Street and NW 76th Avenue.

SYNOPSIS:

The applicant, Crosshaven I, LLC, is proposing to subdivide 12.67 acres into 34 single family lots. The property is located east of NW 100th Street and NW 76th Avenue. The subject property is zoned within the Crosshaven Planned Unit Development (PUD).

RECOMMENDATION:

Staff recommends approval of the final plat, subject to the conditions noted and provides the following motion for the Commission's consideration:

The Planning & Zoning Commission recommends approval of PZ Case No. 09-25, the Final Plat for Crosshaven Plat 1 with 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. Pursuant to Chapter 180.42 of the Subdivision Regulations and Resolution 08-53, the applicant is responsible for participation in the reconstruction of NW 100th Street which they have elected to address by the filing of a petition and waiver. Plat 1 has 673.06 feet of frontage, which at the 2008 established rate of \$131.57 per foot would require participation in the amount of \$88,554.50 to be spread amongst the lots of the plat.
4. All landscape buffers required within the proposed residential lots shall be installed or bonded for prior to the City's acceptance of the public improvements for each phase of the plat.
5. Prior to City Council approval of the Final Plat, payment of the Little Beaver Creek Trunk Sewer Connection District Fee for the portion of

the plat not within undevelopable outlots shall be made. The per acre fee is \$2,850 per acre, totaling \$32,176.50 for Plat 1.

6. Pursuant to the PUD, a detailed management plan shall be provided with each plat for the outlot areas of the plat that are to be owned by a homeowners association, in addition, prior to City Council approval of the final plat, applicants shall provided a performance bond and maintenance bond to cover the cost of initial installation and maintenance to establish said areas as prairie.
7. Defer sidewalk adjacent to NW 100th Street until otherwise directed by the City Council at its sole discretion. Once the Council directs installation of the sidewalk, it shall be constructed immediately at the applicant's sole cost.

Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:

8. Pursuant to Chapter 145.05(4) the Erosion and Sediment Control Ordinance, an engineer's certification shall be provided certifying the elevation of the all designated ditch and drainage way elevations that are on or immediately adjacent to the lot under construction.
9. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

Motion by _____, seconded by _____ to recommend approval of PZ Case No. 09-25 the Crosshaven Plat 1 Final Plat subject to the conditions noted above.

Attachments: Final Plat prepared by McClure Engineering Company, dated December 11, 2009;
Letter from Foth Infrastructure and Environment, dated November 23, 2009;
City Staff Comment Memo, dated November 24, 2009;
Ordinance 782; dated October 6, 2008;
PUD Master Plan prepared by McClure Engineering Company, dated April 11, 2008;
Comment letter from McClure Engineering Company, dated, December 11, 2009;

**APPLICANT AND
PROPERTY
OWNERS:**

Crosshaven I, LLC
6900 Westown Parkway
West Des Moines, IA 50266

**BACKGROUND &
PRIOR APPROVALS:**

This property was part of the Northwest/Elmerodo Estates annexation which was approved by the City Council on February 19, 2008, and approved by the City Development Board in June 9, 2008. The annexation was finalized in September 2008 when it was recorded with the Secretary of State and Polk County Recorder.

The property was rezoned from A-R the automatic designation for annexed property to PUD via Ordinance 782 which was adopted by the Council on October 6, 2008.

In addition, portions of the property are within the Floodway and Floodway Fringe Overlay Zoning Districts and will be required to meet the requirements of those districts in addition to the PUD requirements.

**COMPREHENSIVE
PLAN:**

The Comprehensive Plan for this area was amended in 2006. The Plan calls for this area to be developed at an overall average density of 2.0 units per acre. Pursuant to the Comprehensive Plan that PUD allows for a density of not to exceed 2.06 units per acre, with the area south of Little Beaver Creek (the portion proposed with this plat) to have a density not to exceed 1.66 units per acre. In addition, buffers/setbacks are required along the west and south boundaries of the site.

**DENSITY & BULK
REQUIREMENTS**

The proposed PUD is divided into thirteen tracts. This plat encompasses a portion of Tracts 2 which consists of single family residential homes and utilize the bulk regulations applicable to the R-1(60) zoning district as amended:

Lot Area: 6,000 sq. ft.

Lot Width: 60 ft. at the building setback

Front Setback: 25 ft. for any garage; 15 feet for any porch.

Side Yard: 5 ft.

Rear Yard: 10 ft.

In addition, at least 50% or more of the lots are required to be a minimum of 65 feet in width or wider. As proposed 33 of the 34 lots are 65 feet in width or wider.

Lots adjacent to the 120 foot setback along the southern property border adjacent to Pinecrest Estates or 80 foot setback along the western border adjacent to NW 100th Street are also required to be a minimum of 85 feet in width (at the building setback) and 8,500 square feet. All of the lots meet this requirement.

TRAFFIC ACCESS & CIRCULATION:

The street/lot configuration is exactly as shown on the Preliminary Plat. Access to the site will be provided by NW 100th Street via Hazelwood Avenue, pursuant to the Comp Plan, the applicants are constructing a small portion of Valley Parkway which will ultimately connect easterly from NW 100th Street/NW 78th Avenue; this street will ultimately extend southerly and easterly to connect to NW 70th Avenue at NW 86th Street.

No driveways are allowed to exit directly onto NW 100th Street.

As required by the Subdivision Regulations and Resolution 08-53, the applicants are responsible for their share of improvements to NW 100th Street, either by payment, bond or petition and waiver. Plat 1 has 673.06 feet of frontage, which at the 2008 established rate of \$131.57 per foot would require participation in the amount of \$88,554.50 to be spread amongst the lots of the plat.

BUFFERS:

Pursuant to the PUD, a 120 foot setback buffer is required along the south boundary of the subject property adjacent to the Pine Crest Estates subdivision. No structures are permitted within this open space buffer area. This area has been included in an outlot that will be owned by the Homeowners Association and planted in prairie grasses. The preliminary plat identifies additional trees that would be planted in this area.

The PUD further requires an 80 foot setback and landscape buffer along the western boundary of the subject property adjacent to NW 100th Street. The buffer is required to contain a berm and the landscaping requirements of a 50 foot landscape buffer as described in the Zoning Ordinance.

The landscaping within the portions of the buffers included in or adjacent to Plat 1, as identified on the construction plans, shall be installed or bonded for prior to the acceptance of public improvements within the plat.

OPEN SPACE AREAS:

The open space areas will all be located in outlots which are owned and maintained by a homeowners association. The PUD requires a maintenance plan be developed for these areas and proof of financial stability be provided to ensure the associations are adequately funded to support the ongoing care of the open space areas. This plan will be required with the final plat. In addition, performance and maintenance bonds are required to be provided to ensure the areas are sufficiently established, all of which are required prior to City Council approval of the Final Plat.

PARKLAND DEDICATION:

As required by the PUD, the applicants are required to dedicate a minimum of a 3 acre park site within the development to allow for the development of a neighborhood park. The applicants have identified a 5.5 acre park site located in the northeastern corner of the site adjacent to Little Beaver Creek with access to NW 95th Street. This site includes approximately 1.15 acre area that crosses the creek, which has extreme topography and tree cover; as such approximately 4.40 acres of the site are useable for normal park

purposes. The additional land was included at the request of the City to accommodate a future pedestrian bridge and expansion of the park to the east when that property develops. This parkland is not located within this portion of the plat and thus dedication will occur with the platting of the proposed park property.

In addition, and pursuant to the PUD Master Plan, the applicants have identified a significant trail system throughout the development with connections at NW 100th Street/Valley Parkway on the west and Valley Parkway and the east plat boundary on the east to allow for future extensions of this trail system. The trails will be primarily on property owned by a homeowners association, but be located within easements and owned/maintained by the City. No trails are located within this portion of the plat.

SANITARY SEWER:

The City recently completed construction of the Little Beaver Creek Trunk sewer project that extended the trunk sewer from NW 86th Street westerly to the subject property.

The applicants have extended mains through the future development areas of the site to connect plat 1 with the City's trunk sewer.

The applicant will be responsible for payment of the Little Beaver Creek Trunk Sewer Connection District Fee for the portion of the plat not within undevelopable outlots, which is a total of 11.29 acres in Plat 1. The per acre fee is currently \$2,850 per acre, totaling \$32,176.50.

WATER:

City water is already available to the site along NW 100th Street; the applicants extended water mains off of this main into Plat 1.

**STORMWATER
MANAGEMENT:**

This site generally flows northerly towards Little Beaver Creek, located on the north side of this site. Plat 1 is adjacent to a drainage way on the southern portion of the site, bank stabilization efforts have been in progress along this portion of the drainage way.

The street storm water will be collected in roadside ditches, in lieu of storm sewer pipe through the driveway curb cuts. Select storm sewer is proposed to convey this storm water under streets, driveways, sidewalks and trails to other drainage ways or the pond.

Minimum protection elevations and critical spot elevations of all drainage ways are shown for all lots as identified on the preliminary plat and/or construction plans. The Building Department will require engineer's certification of these MPE's prior to issuance of occupancy permits.

SIDEWALKS:

Sidewalks are required throughout the site. Due to the proposed roadside ditches, these sidewalks are proposed to be located on an easement just inside of each lot.

A sidewalk is also required adjacent to NW 100th Street, but is suggested to be deferred until reconstruction of NW 100th Street would occur due to the change in grade that would occur with that construction.

FLOODPLAIN:

Portions of this site are located within the 100 year floodplain and 500 year floodway fringe and as such the Floodplain and Floodway Fringe Overlay Districts were applied to those portions of the property, however Plat 1 is outside of these areas.

STORM SIREN:

The City has purchased a storm siren to improve coverage to this area and the entire northwestern portion of the City. The applicants are providing an easement on Outlot T behind (west) of Lot 12 to allow installation of this siren.

**BUILDING PERMIT
ISSUANCE:**

Pursuant to standard city practice, the Building Department will not issue building permits until all major construction has been completed, the final plat filed and recorded and a punch list created for all outstanding items. Prior to acceptance of the public improvements, the Building Department will issue no more than two permits for the subdivision.

PLAT SUMMARY:

Lots:	34
Area:	12.67 Acres
Area of Streets:	2.67 Acres
Other Area Dedicated:	0
Outlot Area:	1.38 Acres
Net Area in Lots	8.62 Acres
Net Average Lot Area:	0.253 Acres
Length of Street:	
Length of Water Main:	
Length of Sanitary Sewer:	
Length of Storm Sewer:	

**FINAL
DOCUMENTATION:**

- Attorney's Title Opinion
- Polk County Treasurer's Tax Certificate
- Consent to Plat (Owner)
- Consent to Plat (Lenders)(If Applicable)
- Evidence of establishment of a Homeowners Association
- Easement prohibiting development of the outlot areas
- Covenants
- Landscape Buffer Easement
- Sanitary Sewer Easement
- Sidewalk Easement
- Surface Water Flowage Easement
- Storm Siren Easement
- Payment of the Little Beaver Creek Trunk Sewer District Connection Fee - \$32,176.50

- Petition and Waiver for future improvements to NW 100th Street
- Performance Bonds for all outstanding construction items, bonds should be in the amount of the remaining construction costs plus ten percent.
- Maintenance bonds for all streets, underground infrastructure and common open space areas. Maintenance bonds shall be valid for a four year period after acceptance of the public improvements.