



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

January 11, 2009 Meeting

SUBJECT: Consider recommending approval of PZ Case 09-26 and 09-27, a Preliminary and Final Plat for Woodlands Estates. The subject property is located east of NW 107th Street and north of NW 70th Avenue.

SYNOPSIS:

The applicant, Luke Partridge wishes to subdivide an existing 10.34-acre parcel into four lots and two outlots. The subject property is located east of NW 107th Street and north of NW 70th Avenue.

RECOMMENDATION
:

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

The Planning & Zoning Commission recommends approval of PZ Case No. 09-26 and 09-27, the Preliminary and Final Plats for Woodlands Estates, subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. All final plat documentation shall be fully executed and delivered to City Staff (originals) for review and approval at least six (6) working days prior to the City Council meeting at which the final plat will be considered for approval.
3. Outlots "Y" and "Z" are unbuildable without conveyance to adjoining parcels.
4. Applicant must furnish a petition and waiver agreeing to connect and be assessed for improvements to the sanitary sewer when access to a gravity main is provided within 300' of lots 2 or 3.
5. Prior to city council approval of a final plat the applicant shall provide a petition and waiver agreeing to future assessments for improvements to NW 107th Street.

Attachments:

Preliminary Plat prepared by Civil Design Advantage, dated 1-6-10;
Final Plat prepared by Civil Design Advantage, dated 12-23-09;
Vicinity Map

APPLICANT:	Luke Partridge 9833 NW 74 th Place Grimes, IA 50111
REPRESENTATIVE:	Civil Design Advantage 5501 NW 112 th Street, Suite G Grimes, IA 50111
BACKGROUND & PRIOR APPROVALS:	The subject property was annexed into city limits on May 10, 2006.
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 LDR2, Low Density Residential, with a density of .34 DU/Acre (equivalent to a 3-acre lot) in the plan.
ZONING DISTRICT & BULK REGULATIONS:	Woodlands Estates is located in the R-E, Residential Estate zoning district with the following bulk regulations: Units per acre = .33 Front Yard Setback = 50' Rear Yard Setback = 50' Side Yard Setback = 15'/35' Maximum Building Height = 35'
TRAFFIC ACCESS & CIRCULATION:	Lot 1 has access to 107 th Street via an existing private drive. Lots 2 and 3 will have access to 107 th Street via paved private drive through access easement across lot 1. A dedicated ingress/egress access easement is required as depicted on the plat drawing. Access for Outlots "Y" and "Z" is not required as they are undevelopable and are intended to be conveyed with adjacent lots at a later date.
WATER:	Upon connection to water main, owners of Lots 2 and 3 will be responsible for paying applicable connection fees. Lot 1 is not required to connect to the water main at this time, but will be responsible for connection fees at the time of connection. The access and utilities easement on lot 1 must include language granting access to the City of Johnston for the water line and hydrant.
SANITARY SEWER:	<u>Sanitary Sewer:</u> A sanitary sewer force main is present at the front of the property running along the east side of NW 107 th Street. Lot 1 is currently served by septic and is not required to connect to the sanitary sewer at this time. The applicant has requested installation of septic units for lots 2 and 3 until such time as connection to a future gravity system is available (when adjacent properties to the south are developed). The applicant has cited expense as a factor in their request, stating the homes on lots 2 and 3 will be

at least 500' from the force main. The applicant also cites potentially expensive grinder pump maintenance issues as an additional factor in their request to defer connection to the sanitary sewer.

City of Johnston subdivision regulations require lots created without adequate public utilities (public water and sanitary sewer) must provide a petition and waiver agreeing to connect and be assessed for the improvements when they are provided.

In addition, all necessary permits (Iowa DNR, Polk County, etc.) must be secured for a septic system before a building permit is issued for lots 2 and 3.

DRAINAGE: Water generally drains east on the property toward the existing drainage way running through lots 2 and 3.

PARKLAND DEDICATION: This plat is considered a Minor Subdivision and therefore exempt from the Parkland Dedication requirements.

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

PLAT SUMMARY:

Lots:	4 (including Lot A)
Area:	10.34 Acres
Area of Streets:	N/A
Other Area Dedicated:	.44 Acres (Lot A)
Outlot Area:	.87 Acres

FINAL DOCUMENTATION: Attorney's Title Opinion;
Polk County Treasurer's Tax Certificate;
Consent to Plat (Owner);
Lenders Consent to Plat (if mortgage on the property);
Warranty Deed Lot A;
Groundwater Hazard Statement Lot A;
Mortgagees Partial Release of Real Estate Mortgage Lot A;
Execution of Petition and Waiver for improvements to NW 107th Street;
Execution of Petition and Waiver sanitary sewer improvements;
Access and Utility Easements.