

TO: Planning and Zoning Commission
FROM: Matt Wyant
DATE: November 10, 2022

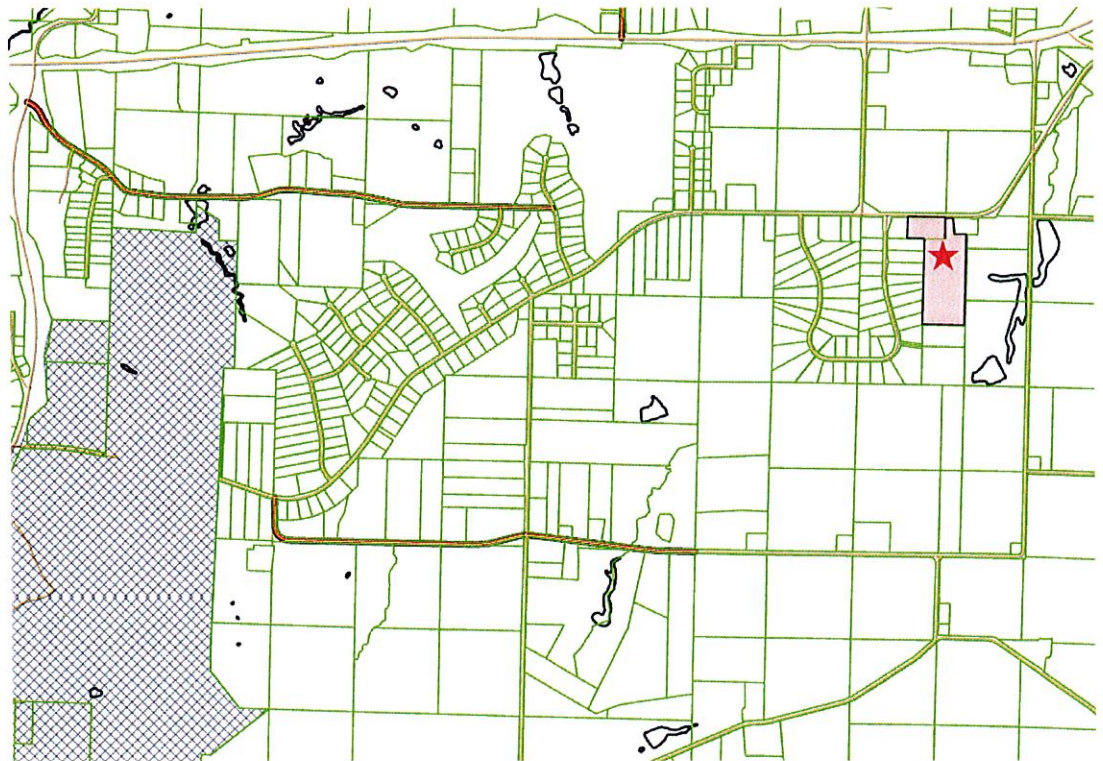
RE: Case #SUB-2022-03

REQUEST: Preliminary plat approval RMP 87 Development LLC Subdivision and length variance on cul-de-sac.

LOCATION: Hardin Township

LEGAL DESCRIPTION: 30-75-42 PT NE1/4 COMM NE COR OF NW NE TH E120.99' S306.93' E205.71' S1403.88' W657.76' N1334.08' E330.55' N378.56' TO POB (PARCEL 22047) and 30-75-42 PT NW NE & CLOVERLEAF ACRES PHASE II PT LT 36 COMM NE COR NW NE TH S378.56' W592.73' N370.53' E592.78' TO POB (PARCEL F)

The subject properties are located approximately 2 miles east of the city limits of Council Bluffs on McPherson Ave.



PROPERTY OWNER: RMP 87 Development LLC

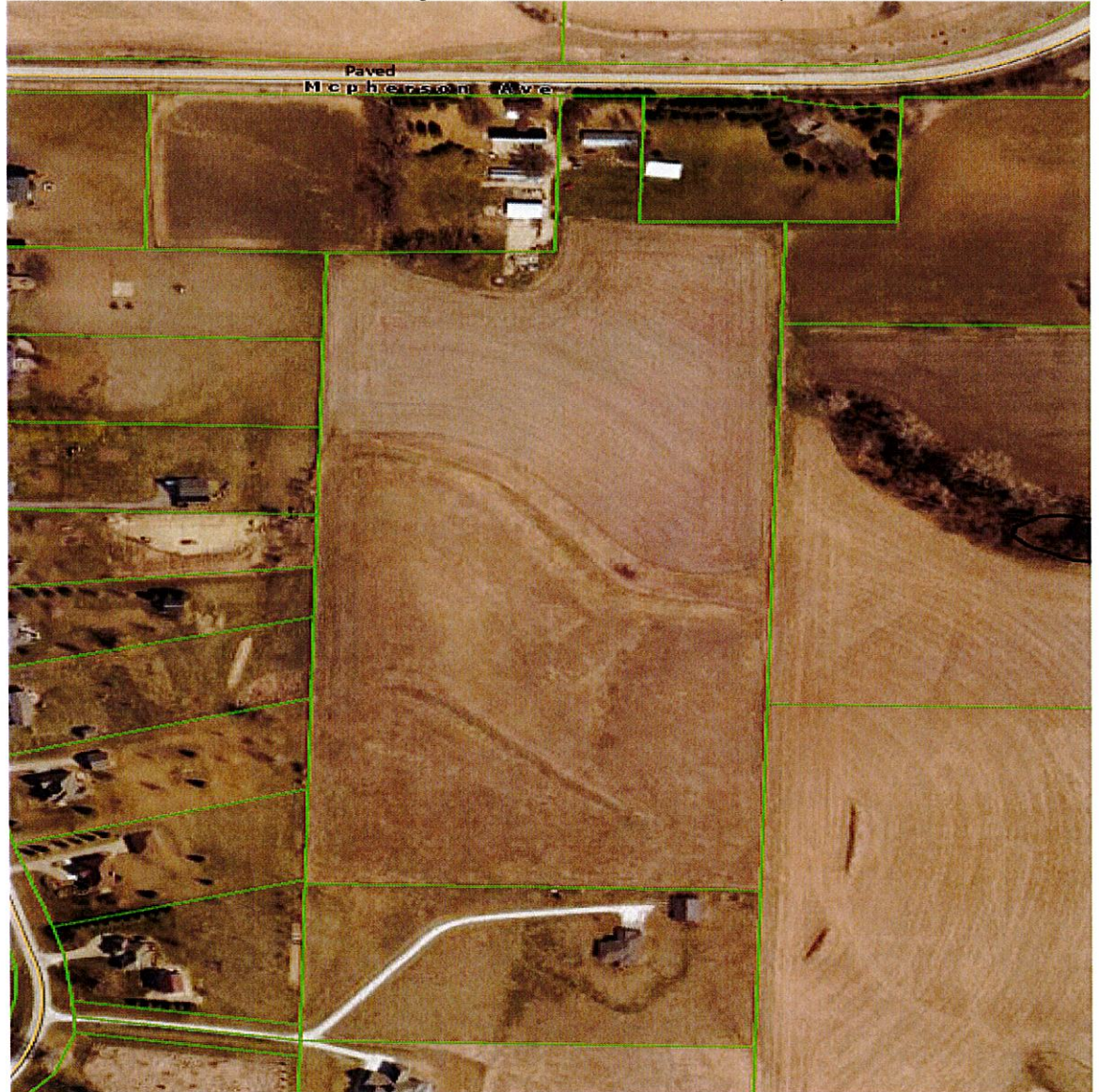
SURVEYOR: John Jorgensen, HGM

GENERAL INFORMATION: The applicant has made this request to plat RMP 87 Development LLC Subdivision, a 12 lot residential major subdivision. He anticipates the lots will sell for \$150-\$175K and the houses that will be constructed will be in the \$600-900K range. The developer's project

timeline is install erosion control and grade the site fall 2022, install the interior road in the spring 2023, apply for Final Plat late spring/early summer 2023, sell lots and start building houses summer 2023. **Refer to ATTACHMENT 1.**

SITE REVIEW:

The parcels consist of 4.55 acres and 21.509 acres. The 4.55 acres parcel has a house, septic, well and several outbuildings. The 21.509 acres is an open field.



AREA REVIEW:

The subject properties are located immediately adjacent to McPherson Avenue, a paved County Road. The current Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 216 vehicles per day.

The properties in the immediate area are a mixture of rural residential acreages, subdivision and agricultural ground.



ZONING:

The subject property is currently located in a Class R-1 (Agricultural – Urban Transitional) District.

8.015.010 INTENT: The R-1 District is intended to provide the opportunity for the continued development of non-farm dwellings and rural subdivisions in the rural unincorporated areas. (Ordinance #2007-01/03-09-07)

Subsection 8.015.020.04 of the Pottawattamie County, Iowa, Code, lists "Platted minor subdivisions for single-family dwellings, when located on a hard surfaced street or an official bituminous road", as a permitted principal use in the Class R-1 District.

The minimum standards for the R-1 District with individual septic systems and wells are as follows:

	Minimum
Lot Size	2.0 Acres
Lot Width	175'
Lot Depth	300'

It appears that the proposed lot sizes, lot widths and lot depths conform to the minimums.

SEWAGE DISPOSAL:

Where an adequate public or common sanitary sewer system is not reasonably accessible or not required, onsite wastewater treatment and disposal systems may be used for the purpose of providing a private means of sewage disposal for each lot in the subdivision.

A. The developer shall submit, with the preliminary plat, acceptable evidence of the suitability of the soil for onsite wastewater treatment and disposal systems on the

site. The developer may be required to make one (1) or more soil boring tests and/or preliminary percolation tests within the boundaries of the subdivision if the evidence is deemed unacceptable by the County Board. Each test hole shall be numbered and its location and results shown on the final construction plans. All tests shall be performed in accordance with the Pottawattamie County, Iowa, Onsite Wastewater Treatment and Disposal System Ordinance.

- B. Lots where onsite wastewater treatment and disposal systems are proposed shall provide adequate space for two (2) such systems. The area dedicated for the second system is provided as a back up when the first system fails.
- C. Onsite wastewater treatment and disposal systems, if approved, may be installed at the expense of the developer, or at the expense of a subsequent lot owner at the time development of the lot takes place.

It is the applicant's intent to serve the lots with onsite wastewater treatment and disposal systems.

WATER SUPPLY: All lots will be serviced by wells. Well and septic corridors have been established on the plat.

COVENANTS: The applicant is proposing covenants. Refer to **ATTACHMENT 2**.

OTHER AGENICES COMMENTS: A copy of the preliminary plat has been forwarded to the following agencies.

Pottawattamie County Engineer (he is working with the developer and HGM on the interior road design and specs)
Treyner School District (no comment received)
Treyner Township Fire Department (no comment received)
Pottawattamie County Sheriff (no comment)

EXTERIOR ROAD: Lot 11 is the existing home and has access off of McPherson Avenue. Lot 12 will have access from McPherson Avenue and entrance permit from the Secondary Roads Department has been secured. Lots 1-10 will be served by an interior road.

INTERIOR ROAD: It is the applicant's intent to construct a hard surfaced street within the proposed subdivision that will, if built to County standards, be absorbed into the County Secondary Road system. The street is proposed at a length of approximately 1,142'. The maximum length established by the Subdivision Regulations is 1000'; however, based on the configuration, the County Engineer has recommended approval of the variance on the dead-end street length.

.02 Dead-end streets, designed to be so permanently, shall be no longer than one thousand (1,000) feet. All permanently dead-end streets shall terminate in a cul-de-sac with a minimum of right-of-way diameter of one-hundred (100) feet. (Ordinance #2005-05/09-09-05)

LAND USE PLAN: In 2015 the County Comprehensive Plan 2030 was adopted. That Plan designates the Future Land Use of the subject property as Agricultural – Urban Transitional.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the majority of the property as being in a Zone X-Areas of minimum flooding.