



Roll Call Number

Agenda Item Number

20

Date March 19, 2018

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "SETON RIDGE" ON PROPERTY LOCATED IN THE 14200 BLOCK OF SCOTCH RIDGE ROAD

WHEREAS, on March 1, 2018, the City of Des Moines Plan and Zoning Commission voted 9-0 for APPROVAL of a Preliminary Plat "Seton Ridge" on property located in the 14200 Block of Scotch Ridge Road, in unincorporated Warren County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to allow the property to be divided into three lots for permitted agricultural uses, subject to compliance with all administrative review comments by the City's Permit and Development Center; and

WHEREAS, the Community Development Department recommends that the City waive its right to review the Final Plat "Seton Ridge" as allowed by Iowa Code Section 354.8(2).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed, and that the City hereby waives its right to review the Final Plat "Seton Ridge".

MOVED by _____ to adopt.

FORM APPROVED:

Glenna K. Frank (handwritten signature)

Glenna K. Frank Assistant City Attorney

(13-2018-1.28)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

MOTION CARRIED

APPROVED

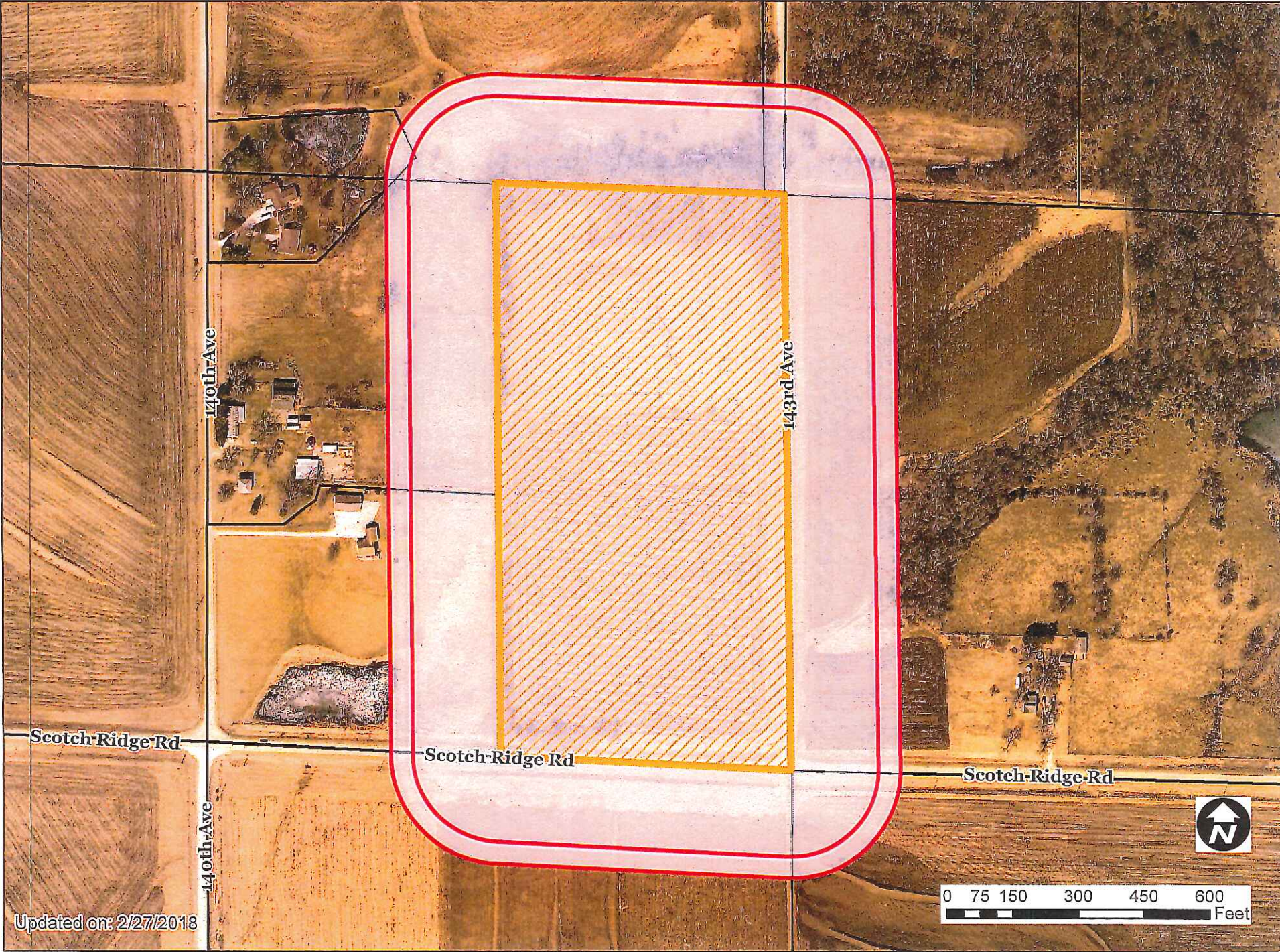
Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk



Updated on: 2/27/2018

28

March 14, 2018

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held March 1, 2018, the following action was taken regarding a request from St. Elizabeth Seton Church of Carlisle (owner) represented by Rev. James Kirby (officer) for review and approval of a Preliminary Plat "Seton Ridge" on property located in the 14200 Block of Scotch Ridge Road, in unincorporated Warren County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to allow the property to be divided into 3 lots for permitted agricultural uses.

COMMISSION ACTION:

After public hearing, the members voted 9-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles	X			
Chris Cutler	X			
David Courard-Hauri				X
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard				X
Carolyn Jenison				X
Greg Jones	X			
William Page	X			
Mike Simonson				X
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier				X

APPROVAL of the requested Preliminary Plat subject to compliance with all comments of the administrative review by the Permit and Development Center. The Commission also recommended that the City Council waive their review of any Final Subdivision Plat.

(13-2018-1.28)

Written Responses

0 in Favor

0 in Opposition

RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested Preliminary Plat subject to compliance with all comments of the administrative review by the Permit and Development Center.

Staff further recommends that the Commission forward a recommendation to the City Council to waive their review of any Final Subdivision Plat.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The owner is seeking to subdivide the property into three separate parcels for residential development within unincorporated area of Warren County. The proposed lots include "Lot 1", which is 10.25 acres in area with frontage along Scotch Ridge Road, "Lot 2", which is 5.14 acres in area with frontage along 143rd Avenue; and "Lot 3", which is 5.08 acres in area with frontage along both Scotch Ridge Road and 143rd Avenue.

Section 354.9 of the Iowa Code provides for review of land subdivision by a municipality within 2 miles of its corporate limit. When the territory overlaps with another municipal jurisdiction then the closer jurisdiction has right of review unless there is separate intergovernmental agreement pursuant to Chapter 28E of the Iowa Code. In this instance, the City of Des Moines is closer to the property than the City of Carlisle.

- 2. Size of Site:** 20.47 acres.
- 3. Existing Zoning (site):** Currently seeking a rezoning from "A-1" Agricultural District (Warren County) to "RR-1" Residential District (Warren County).
- 4. Existing Land Use (site):** The property is currently used for agricultural crop production.

5. Adjacent Land Use and Zoning:

North – "A-1" Agricultural (Warren County), Use is agricultural production.

South – "A-1" Agricultural (Warren County), Uses are Scotch Ridge Road and agricultural production.

East – "A-1" Agricultural (Warren County), Uses are 143rd Avenue and agricultural production.

West – "A-1" Agricultural (Warren County), Uses are single-family dwellings.

6. **General Neighborhood/Area Land Uses:** The subject property is located in the unincorporated area of Warren County between Des Moines and Carlisle.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the unincorporated area of Warren County in Allen Township. Notifications of the hearing for this specific item were mailed on February 19, 2018 (10 days prior to the hearing) to the primary titleholder on file with the Warren County Assessor for each property within 250 feet of the Preliminary Plat amendment boundary. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on February 23, 2018.
8. **Relevant Zoning History:** N/A.
9. **PlanDSM Land Use Plan Designation:** N/A. Warren County's Comprehensive Plan Land Use Plan designates the property as Agriculture/Conservation.
10. **Applicable Regulations:** In consideration of the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if the Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code. The Commission shall also determine if it conforms to the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** The majority of the site is tilled for agricultural production. The site is generally flat but slopes gently to the west.
2. **Utilities:** The preliminary plat demonstrates that the lots would each be served by Warren Rural Water and by on-site, septic sewage disposal.
3. **Traffic/Street System:** The proposed preliminary plat demonstrates that all lots would have frontage on either Scotch Ridge Road (paved) or 143rd Avenue (graveled).

SUMMARY OF DISCUSSION

Jacqueline Easley asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

John "Jack" Hilmes made a motion to approve the requested Preliminary Plat subject to compliance with all comments of the administrative review by the Permit and Development Center. The Commission also recommended that the City Council waive their review of any Final Subdivision Plat.

Motion passed 9-0

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

St. Elizabeth Seton Church of Carlisle (owner) represented by Rev. James Kirby (officer) for property located in the 14200 Block of Scotch Ridge Road, in unincorporated Warren County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines.				File #	
				13-2018-1.28	
Description of Action	Review and approval of a Preliminary Plat "Seton Ridge", to allow the property to be divided into 3 lots for permitted agricultural uses.				
PlanDSM Future Land Use	Current: None. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"A-1" Agricultural District (Warren County).				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	0	0			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

St. Elizabeth Seton Church of Carlisle, 14200 Block of Scotch Ridge Road

13-2018-1.28



1 inch = 295 feet



Preliminary Plat Submittal Review Checklist
City of Des Moines Permit and Development Center
Major/Minor Plats and Subdivisions

Subdivision Name: _____ Submittal Review Date: _____

Name of Applicant: _____ Phone: _____

Applicant Address: _____
(Street No. and Name) (City) (State, Zip)

Owner of Record: _____ Phone: _____
(Owner at time filing): Y: _____ N: _____

Owner Address: _____
(Street No. and Name) (City) (State, Zip)

Items Required for Plat Submittal (List below Checked by Permit & Development staff at Submission)

- (1) Major Plat (25 Copies Prelim. Plats)
(2) Minor Plat (13 Copies Prelim. Plats) Note: The submittal will require the required number of copies folded (8 1/2" x 12" size max.) of all submittal Plan Sheet(s). (Note; Maximum Sheet submittal size no larger than 24 inches by 36 inches)
Provide Final Plat Submittal Review checklist if submitting a Final Plat.
- Filing Fee
Major Plat - \$1,000 (Plat with proposed streets) Plus \$10 per lot \$ _____
Minor Plat - \$500 (Plat with no street) Plus \$10 per lot \$ _____
Received Check/Cash for Plat Filing Fee \$ _____
- City Permit and Development Center Development Assistance Conference required meeting date of: _____
Development Assistance Conference minutes showing and providing all additional items needed at time of submittal.
- Plat drawn to scale of not less than one inch to 100 feet, certified by a registered professional engineer and a registered land surveyor (licensed in the State of Iowa) and showing all the following items:
- (a) Title and (b) complete legal description of the tract of land to be subdivided, (c) showing north point, (d) scale, (e) date, (f) certification by survey or staking the lots, and the (g) names, addresses and telephone numbers of the owner, subdivider and survey or / engineer.
- Existing and proposed contour intervals of not more than two feet, provided, however, that a minimum of two contours shall be shown on any plat. If applicant does not propose to grade any portion of the subject property, he or she shall so indicate on the plat.
- The (a) location of property lines, (b) existing and proposed public easements, and (c) all such surface features as buildings, railroads, utilities, watercourses, **trees over six inches in diameter**, gang mail box locations and similar items affecting the development. Also, the general location and size of (d) all existing and proposed subsurface features such as storm and sanitary sewer, water mains, culverts, gas mains, underground electric lines or cables, and drain pipes.
- A vicinity sketch or key map at a scale of not more than 500 feet to the inch shall be shown on or accompany the proposed plat. Such map shall show existing streets and alleys and neighboring subdivisions or undeveloped property.

- All existing adjacent subdivisions, streets and tract lines of acreage parcels together with the names of record owners of un-subdivided parcels of land immediately adjoining the proposed subdivision and between it and the nearest existing streets.
- The sites proposed for streets, alleys, parks, open areas, school property, other areas of public use and outlot areas set aside for future development all assigned a progressive letter with the proposed use clearly designated.
- The zoning district classification or classifications of the tract of land to be subdivided.
- Proposed street paving widths, the radii of curvature of streets, maximum grades of streets, and changes in grades of streets in accordance with division 1 of article III of this chapter 106 of this Code City of Des Moines, the design standard specifications.
- A soils report for the tract of land to be subdivided prepared by a registered professional engineer experienced in soils investigation showing general soil conditions and including recommendations as to the adaptability of such soils for the proposed development. This requirement may be waived at the discretion of the city engineer.
- All established floodway or flood fringe encroachment limits.
- A drainage report prepared in accordance with the design standards by a registered professional engineer. *(Licensed in the State of Iowa and developed in accordance with the design standards of the City of Des Moines subdivision ordinance)*
- The numbered address of each proposed lot assigned pursuant to the article XII of chapter 102 of this Code City of Des Moines (The City will assign addresses on the first review of the plat).
NEW ADDRESSES??
- Applicant Optional Filling** – Application for grading permit

As application for this project, I hereby ensure that all of above requirements have been included with this submittal. I fully understand that if any of the items listed on this checklist have been excluded the documents will **NOT** be distributed for City review. In addition, I understand that the fee paid to submit this application is non- refundable.

Signature/Acknowledgement: _____

For City Use Only:

Permit & Development Center Staff Received / Checked by: JILLIAN SOMMER
Signature of Owner/Applicant

Complete Submittal Date Reviewed: 2.14.18

Incomplete Submittal Date Reviewed: _____

Date Scheduled for Plan & Zoning Commission: 3.1.18



**PERMIT AND DEVELOPMENT CENTER
SUBDIVISION PLAT REVIEW TRANSMITTAL**

602 ROBERT D. RAY DRIVE, DES MOINES, IOWA 50309
PHONE (515) 283-4581 *FAX (515) 283-4270,
E-MAIL: JLSOMMER@DMGOV.ORG

- TO:
- JILLIAN SOMMER, PDC PLANNING
 - ADAM PRILIPP, PDC ENGINEERING
 - JORDAN HUTCHENS, PDC ENGINEERING
 - PATRICK PHELAN, FIRE DEPARTMENT
 - STEPHEN BIANCHETTA, TRAFFIC ENGINEERING
 - TERRY BERK, PDC BUILDING
 - RITA CONNER, ECONOMIC DEVELOPMENT
 - ERIK LUNDY, CD PLANNING STAFF
 - TOM FISHER, LEGAL DEPARTMENT
 - JEFF KUSTER, CDM I.T. -GIS STAFF
 - DAVE LOCKARD, POLICE DEPARTMENT
 - RICHARD BROWN, PARKS DEPARTMENT
 - JONATHAN GANO, PUBLIC WORKS DEPARTMENT
 - DAN PRITCHARD, STORM WATER
 - BRYAN POLLPETER, DMWW
 - CHAD ERNST, MEDIACOM
 - HUGH STEPHENS, MIDAMERICAN ENERGY
 - STEVE PARKER, CENTURY LINK
 - LUKE HAYWORTH, CENTURY LINK
 - JORDAN SCUPIEN, POLK COUNTY AUDITOR'S OFFICE
 - LINDSEY BAUGHMAN, WARREN COUNTY PLANNING & ZONING
 - STEPHANIE BRANT, US POST OFFICE ADDRESS MANAGEMENT

FROM: JILLIAN L. SOMMER – PERMIT & DEVELOPMENT CENTER
 DATE: FEBRUARY 1, 2018
 RE: SETON RIDGE – 143RD AVENUE AND SCOTCH RIDGE ROAD

Attached is a plat of survey, preliminary plat, final plat that was submitted to the Permit and Development Center on February 1, 2018.

Please review this document as a 1st Submittal or a Resubmittal and return your findings and recommendations to PDC Assistant Planner, Jillian Sommer, on or before noon of February 16, 2018. If you have questions related to this submittal, you may contact Jillian Sommer at (515) 283-4581 or via e-mail, jlsommer@dmgov.org.

In the event we do not receive comments from you within the noted deadline, this office will assume your department has no objections or comments to the proposed project. Thank you for your cooperation.

PLAT FILE #: 13-18-1.28

ENGINEERING REVIEWER: PRILIPP

1ST SUBMITTAL

NO ISSUES

Sommer, Jillian L.

From: Bianchetta, Stephen M.
Sent: Friday, February 9, 2018 9:55 AM
To: Sommer, Jillian L.
Cc: Alcivar, Johnny G.; Dunn-Young, Frank A.; Garrett, Mark G.; Willham, Brian J.
Subject: Seton Ridge - 143rd Avenue and Scotch Ridge Road #13-18-1.28

Seton Ridge - 143rd Avenue and Scotch Ridge Road #13-18-1.28

No Comments

Stephen M. Bianchetta

Traffic Engineer
City of Des Moines
Traffic & Transportaion Division
400 East Court Avenue
Des Moines, Iowa 50309
Office: 515-283-4027
Mobile: 515-208-4027
SMBianchetta@dmgov.org

CITY OF DES MOINES, IOWA
OFFICE OF FIRE PREVENTION BUREAU

TO: Frank, Jillian, or Johnny, Planners
Planning Division
Community Development

FROM: Patrick Phelan, Fire Protection Engineer
Fire Prevention Bureau
Des Moines Fire Department

DATE: 2/16/18

SUBJECT: 143rd Avenue & Scotch Ridge Road – Seton Ridge Prelim Plat

The Des Moines Fire Department, Fire Prevention Bureau, has reviewed the plans submitted for the above-referenced project for compliance with the Codes and Standards adopted or enforced by the City of Des Moines. The following comments reflect the results of that review:

- Approved as submitted.
- Approved conditionally, subject to comments below.
- Not approved, see comments below.

COMMENTS:

1. In accordance with IFC Section 507.5.1; where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided (Exception: R-3, U & sprinklered buildings shall be 600 ft). *Submitted plans did not clearly indicate conformance with this requirement.*

REVIEWER:

Patrick Phelan, Fire Protection Engineer
Fire Prevention Bureau
Des Moines Fire Department
Phone 515-237-1316
Fax 515-283-4907
Email: pjphelan@dmgov.org

Sommer, Jillian L.

From: Pollpeter, Bryan <bpollpet@dmww.com>
Sent: Thursday, February 15, 2018 12:05 PM
To: Sommer, Jillian L.
Subject: Seton Ridge

Jillian,

I have reviewed the plat and DMWW does not have a water main close to the proposed plat. The developer will need to check with the local water authority.

Thanks,

Bryan Pollpeter | Engineering Analyst

Des Moines Water Works | **WATER YOU CAN TRUST FOR LIFE**

2201 George Flagg Parkway | Des Moines, Iowa 50321 | www.dmww.com

Delivery Address 412 Fleur Drive | Des Moines, Iowa 50321

Phone: (515) 323-6204 | fax: (515) 283-8712 | e-mail: bpollpet@dmww.com

www.dmww.com | Follow us on [Facebook](#) and [Twitter](#)



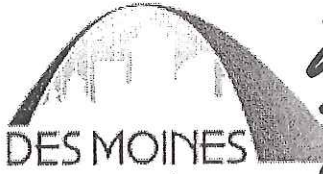
Please consider the environment before printing this e-mail

RECEIVED

FEB 5 2018

PUBLIC WORKS DEPT
CITY OF DES MOINES

CITY OF DES MOINES



Handwritten notes and signatures: JF, AS, CC, 2-8-2018, 2-16-2018, and the number 20.

**PERMIT AND DEVELOPMENT CENTER
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DATE: FEBRUARY 1, 2018

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In the event we do not receive comments from you within the noted deadline, this office will assume your department has no objections or comments to the proposed project. Thank you for your cooperation.

PLAT FILE #: 13-18-1.28

ENGINEERING REVIEWER: _____

1ST SUBMITTAL