



Roll Call Number

Agenda Item Number

14

Date November 17, 2025

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "SAYDEL HEIGHTS" ON PROPERTY LOCATED IN THE VICINITY OF 5784 NORTHEAST 11TH COURT

WHEREAS, on November 6, 2025, the City of Des Moines Plan and Zoning Commission voted 10-0 to **APPROVE** a request from Steven Pottebaum (Owner), for Preliminary Plat "Saydel Heights" on property located in the vicinity of 5784 Northeast 11th Court, to allow subdivision and development of approximately 1.41 with in unincorporated Polk County, to create one (1) new buildable lot.

WHEREAS, the Development Services Department recommends that the City waive its right to review the Final Plat "Saydel Heights" as allowed by Iowa Code 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 the City hereby waives its right to review the Final Plat " Saydel Heights".

MOVED BY _____ to receive and file.

Second by _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(PLAT-2025-0000052)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
COLEMAN				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, 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

Date November 17, 2025Agenda Item 16

Roll Call # _____



November 7, 2025

Communication from the City Plan and Zoning Commission advising that at their November 6, 2025 meeting, the following action was taken on request from Steven Pottebaum (owner) for review and approval of a Preliminary Plat "Saydel Heights" on 1.41 acres of property in the vicinity of 5784 Northeast 11th Court in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to create one (1) new buildable lot.

COMMISSION RECOMMENDATION: 10-0

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus					X
Leah Rudolphi	X				
Chris Draper	X				
Laura Kessel	X				
Todd Garner	X				
Johnny Alcivar	X				
Carolyn Jenison					X
William Page	X				
Andrew Lorentzen	X				
Emily Webb	X				
Katie Gillette	X				
Rick Trower					X
Jane Rongerude					X
John Erpelding	X				

Approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Staff also recommends that the City Council waive its right to review the Final Plat "Saydel Heights," as allowed by Iowa Code Section 354.8(2).

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Staff also recommends that the City Council waive its right to review the Final Plat "Saydel Heights," as allowed by Iowa Code Section 354.8(2).

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to subdivide the subject property to allow for the development of a second buildable lot for a one-household residential use.

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, the closer jurisdiction has right of review unless there is a separate intergovernmental agreement pursuant to Chapter 28E of the Iowa Code. In this instance, the City of Des Moines is closest.

2. **Size of Site:** 1.41 acres (61,380 square feet).

3. **Existing Zoning (site):** "LDR" Low Density Residential (Polk County).

4. **Existing Land Use (site):** One-Household Residential.

5. **Adjacent Land Use and Zoning:**

North – "LDR" Low-Density Residential (Polk County); Use is one-household residential.

South – "LDR" Low-Density Residential (Polk County); Use is open space owned by Saydel Community School District.

East – "LDR" Low-Density Residential (Polk County); Use is one-household residential.

West – "LDR" Low-Density Residential (Polk County); Use is one-household residential.

6. **General Neighborhood/Area Land Uses:** The subject property is located outside of Des Moines' corporate limits in unincorporated Polk County at the south end of Northeast 11th Court, approximately 0.2 miles to the west of the intersection of Northeast 14th Street and Northeast 58th Avenue. The surrounding area consists mostly

of one-household residential, with some public and commercial uses along Northeast 14th Street to the east.

7. **Applicable Recognized Neighborhood(s):** The subject property is located in an unincorporated area of Polk County and is not located within 250 feet of a recognized neighborhood association. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on October 17, 2025, and by emailing of the Final Agenda on October 31, 2025. Notifications of the hearing for this specific item were mailed on October 27, 2025 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.
8. **Relevant Zoning History:** N/A.
9. **PlanDSM Future Land Use Plan Designation:** N/A. Polk County's Comprehensive Plan 2050 Land Use map designates the property as Low-Density Residential.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and 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.

The Preliminary Plat is concurrently reviewed by Polk County and would be given final approval by Polk County Board of Supervisors.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Layout:** The preliminary plat proposes to divide the existing property into two (2) lots. Lot 1 will occupy the southern portion of the property and contain the existing residential and accessory structures. Lot 2 will occupy the northern portion of the property with the intent of future residential development.

Two street lots will also be created. Street Lot 'A' contains an existing road easement and will be deeded to Polk County at the time of final plat. Street Lot 'B' creates a maneuvering space for future use.

2. **Drainage/Grading:** With any future development, Polk County would have enforcement of drainage and storm water management under site plan development requirements within their adopted ordinances and standards.
3. **Utilities:** No changes to public utilities have been proposed.

III. STAFF RECOMMENDATION

Staff recommends approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Staff also recommends that the City Council waive its right to review the Final Plat "Saydel Heights," as allowed by Iowa Code Section 354.8(2).

SUMMARY OF DISCUSSION

Leah Rudolphi asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION

xxx made motion for approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Staff also recommends that the City Council waive its right to review the Final Plat "Saydel Heights," as allowed by Iowa Code Section 354.8(2).

THE VOTE: 10-0

Respectfully submitted,



Bert Drost, AICP
Deputy Planning & Urban Design Administrator

BAD:mrw

Steven Pottebaum, Vicinity of 5784 Northeast 11th Court

PLAT-2025-000052





A view of the subject property looking northeast from Northeast 11th Court.

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Legend

- Ø Diameter
- ACC Asphalt Cement Concrete
- (D) Deeded Distance
- (M) Measured Distance
- (P) Platted Distance
- (R) Recorded Distance (Survey Bk. 9447, Pg. 800)
- CMP Corrugated Metal Pipe
- FL Flow Line
- POB Point of Beginning
- PUE Public Utility Easement
- SF Square Feet
- YPC Yellow Plastic Cap
- ▲ Found Monument at Government cor.
- Found 1/2" Ø Iron rebar, unless noted.
- △ Set 1/2" Ø Iron rebar YPC #12846 at Gov't. cor.
- Set 1/2" Ø Iron rebar YPC #12846, unless noted
- E--- Overhead Electric
- EC--- Overhead Electric & Communications
- 840--- Existing Contours
- Chain Link Fence
- G--- Natural Gas Main
- Road Sign (as described)
- Section Line
- V8--- Water Main
- Water Main Service
- Fire Hydrant
- Power Pole
- Mailbox

Utility Contact Information

Des Moines Water Works... Ed Clark
(515) 323-6244
onecallmaps@dmww.com

Mid-American Energy... Jamie Neer
(515) 252-6972
meccandesign@locates.com
midamerican.com

MediaCom... Dave Meyers
(515) 991-7388
DMeyers2@mediacomcc.com

Major Subdivision Preliminary Plat of Saydel Heights

A tract of land bounded by a line commencing at a point 60 rods West of the Northeast corner of the Southeast Quarter (SE1/4) of Section 11, Township 79 North, Range 24 West of the 5th P.M., Polk County, Iowa; thence West 20 rods; thence South 12 rods; thence East 20 rods; thence North 12 rods to the place of beginning, subject to legally established highways, and more particularly described as follows: Commencing at the NE corner of the SE1/4 (E1/4 corner) of said Section 11; thence S89°56'40"W, 997.60 feet (Recorded as 60 rods, 990 feet) along the North line of said NE1/4-SE1/4, to a point on the South line of the Official Plat of Yarn's Acreage and Point of Beginning; thence continuing along said South line S89°56'40"W, 331.00 feet (Recorded as 20 rods, 330 feet) to the East line of Woodside Estates Plat 4; thence S00°06'01"W, 197.91 feet (Recorded as 12 rods, 198 feet) to a plat corner of said Woodside Estates Plat 4; thence N89°55'06"E, 331.96 feet (Recorded as 20 rods, 330 feet); thence N00°10'33"W, 197.76 feet (Recorded as 12 rods, 198 feet) to the Point of Beginning and containing 1.50 acres (65,579 SF); the East 20.00 feet subject to 0.09 acres (3,955 SF) road easement; 1.41 net acres (61,624 SF) remaining; subject to and together with any and all other easements or restrictions of record.

Notes

- Mailboxes located within Polk County right-of-way must be of a breakaway design.
- Any subsurface drainage facilities that are disturbed must be restored or rerouted by the property owner.
- Services to all utilities located on the opposite side of the roadway must be bored under the roadway at the lot owner's expense.
- Post development runoff will not adversely affect downstream drainage facilities or property owners.
- Due to soil types, limitations, and disturbance, alternative septic systems may be required. Individual wastewater treatment systems shall be designed by an engineer.
- One lateral of the existing septic field for 5784 NE 11th Ct. (proposed Lot 1) is located across the north line into proposed Lot 2. This lateral will need to be relocated or a new septic system installed according to Polk County and Iowa DNR requirements, prior to Final Plat approval.
- Any access restriction may be revised or removed by the Polk County Public Works Department.
- Any modified entrances or new entrances will require a Polk County Entrance Permit.
- There is no anticipated grading for this proposed plat.
- Street Lot 'A' shall be deeded to Polk County at the time of final plat.
- Bearing directions and elevations are based on the Iowa Regional Coordinate System (NAD 83 and NAVD 88).
- The location of underground utilities have been plotted from visible evidence, surface indications, and utility locate markings. Their location must be considered, only, as approximate. Call 811 for utility locates. Iowa law requires the location of underground utilities before digging.
- Polk County will construct the road turnaround at the end of NE 11th Ct. at a later date.
- The Des Moines Planning and Zoning Commission will review this plat on November 6, 2025.

Open Space and Density Calculations

1.50 ac. Total Area
-0.11 ac. Total Road ROW
x 3.00 Open Space Ratio
0.00 ac. Required Open Space

0.00 ac. Resource Protection

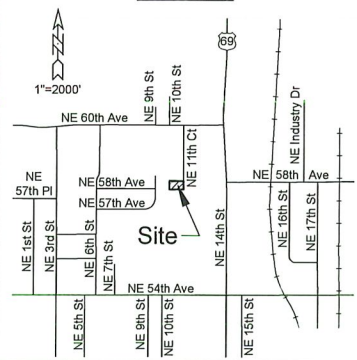
1.39 ac. Base Site Area
-0.00 ac. Open Space/Resource Protection
1.39 ac. Net Buildable Site Area

1.39 ac. Net Buildable Site Area
x 3.00 Maximum Net Density
4 units Site Specific Max. Density Yield

1.39 ac. Base Site Area
x 3.00 Maximum Gross Density
4 units Site Specific Max. Density Yield

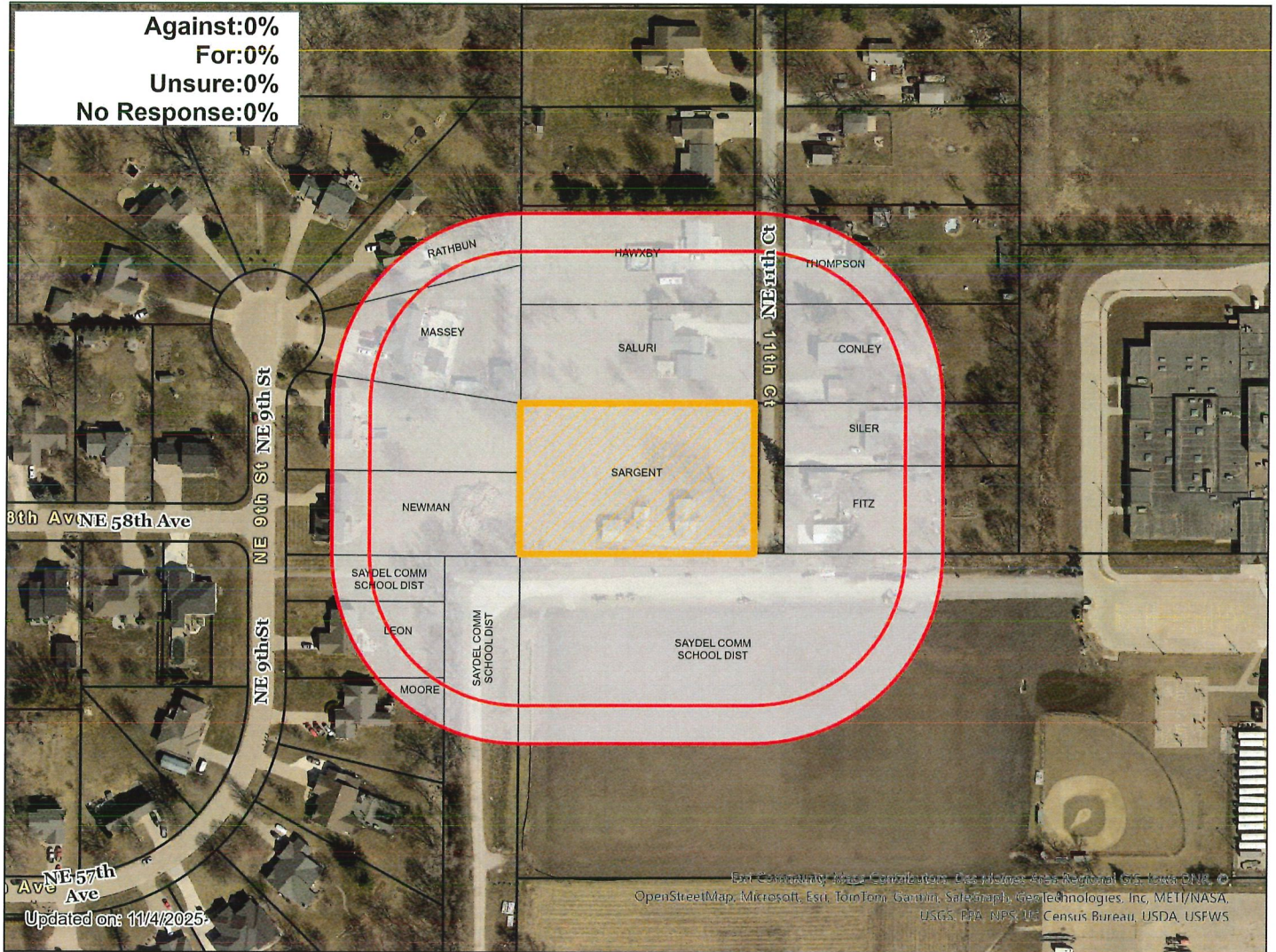


Vicinity Map



Steven Pottebaum, Vicinity of 5784 Northeast 11th Court

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Steven Pottebaum, Vicinity of 5784 Northeast 11th Court

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