

TO: Planning & Zoning Commission
FROM: Pam Kalstrup, Acting Planning Director
DATE: July 10, 2020

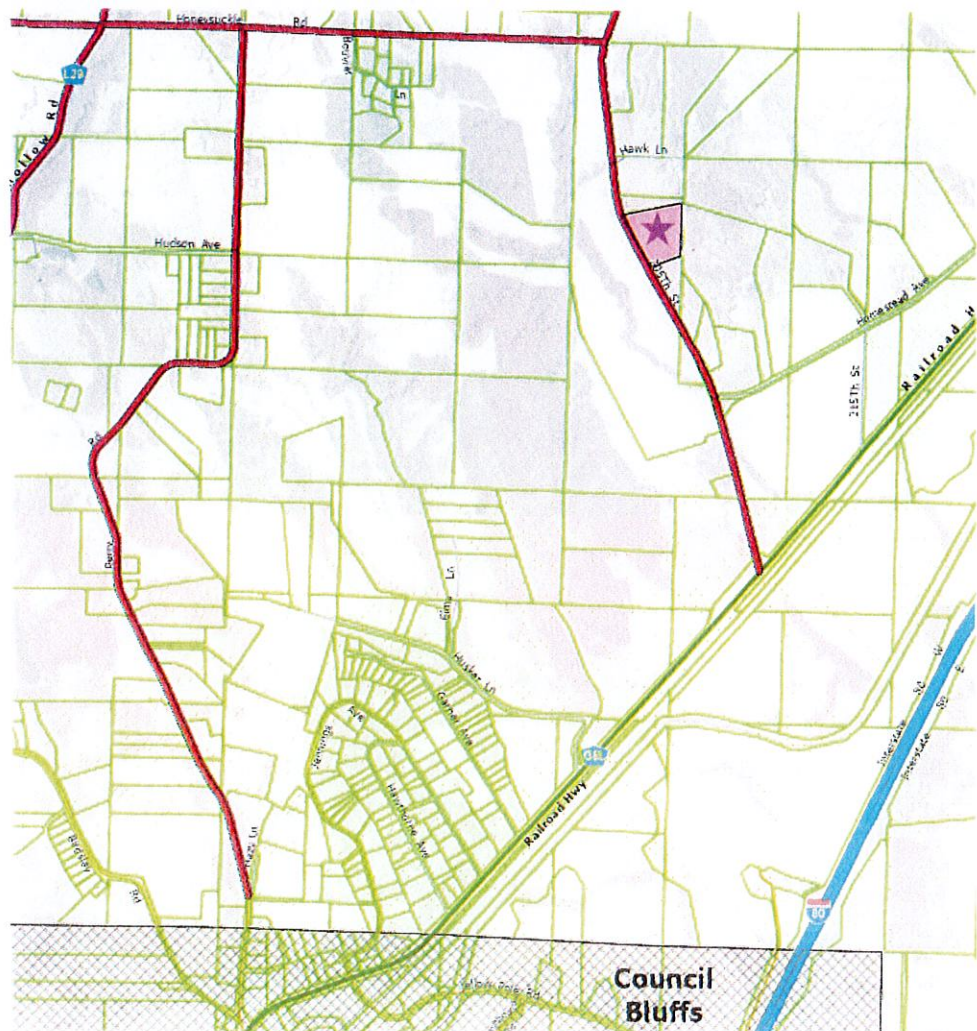
RE: Case #SUB-2020-04

REQUEST: Preliminary plat approval of Hadleigh Acres

LOCATION: Garner Township

LEGAL DESCRIPTION: 9-75-43 PT SE NE COMM 180.19'N SE COR TH N617.72' SW740.97' TO CTR ROW SELY 715.43' NE418.46' TO POB (PARCEL C)

The subject property is located approximately 1 ½ miles to the north of the city limits of Council Bluffs on 205th Street.

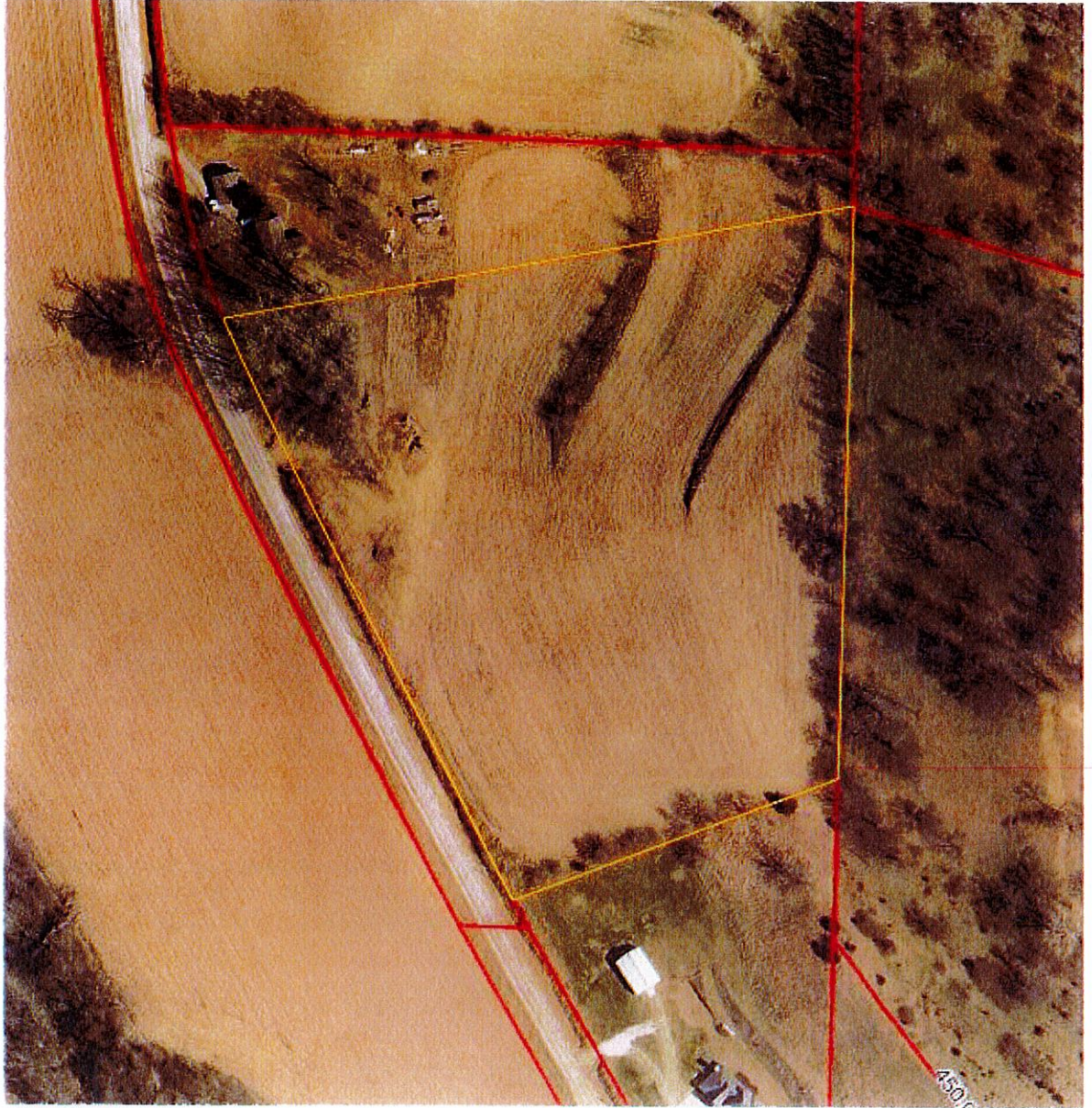


PROPERTY OWNER: Cody M Hildreth

SURVEYOR: Rogers Surveying

GENERAL INFORMATION: The applicant has made this request in order to allow him to split his property into two lots, creating two new building sites. SEE ATTACHMENT 1.

SITE REVIEW: The parcel consists of 8.14 acres and is undeveloped.



AREA REVIEW: The subject property is located immediately adjacent to 205th Street, an Official Bituminous County Road. The current Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 320 vehicles per day.

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



ZONING:

The subject property is currently located in a Class A-4 (Loess Hills) District.

8.014.010 INTENT: The Class A-4 District is intended to preserve the unique natural and environment characteristics of the Loess Hills' rare soils and topographic region of western Pottawattamie County, Iowa and at the same time allow for appropriate types and scales of development. Primary uses of these lands has historically been grasslands with significant regions cultivated for farming, as well as many farm *dwelling*s and non-farm households adjacent or having access to hard surfaced street. (Ordinance #2015-05/12-18-2015)

Subsection 8.014.020.04 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 A-4 District.

The minimum standards for the A-4 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.

**SUBDIVISION
ORDINANCE:**

Subsection 9.01.065.03 states:

.03 A minor subdivision plat may also be prepared for an existing parcel that lies within a Quarter - Quarter section that is divided by a public road. There shall be a maximum of four (4) parcels on both sides of said road.

**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.

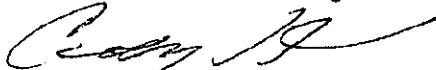
- A. The developer shall submit, with the preliminary plat, acceptable evidence of the suitability of the soil for onsite wastewater treatment and disposal systems on the site. The developer may be required to make one (1) or more soil boring tests and/or preliminary percolation tests within the boundaries 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.

To whom it my concern:

The property of Cody Hildreth at the address
of Parcel # 7543 09 200 020 has been evaluated for the purpose of future
developments requiring septic system installs. It is my opinion that the soil on/around this property is
suitable for future septic systems installed by a professional.

Any further questions in regard to this matter can contact as needed.



Thank you,
Cody Hildreth
Western Iowa Utilities
402-618-5472

WATER SUPPLY: It is the applicant's intent that the lots will be serviced by Regional Water.

Water service

Yahoo! Mail



John Schlueter jswdist3@gmail.com

Thu Jun 4 at 12:14 PM

To:

hldrethlandscape@yahoo.com

To who it may concern,

Garner township, section 9, NE Quarter along 205st houses can be served with rural water.

Regional Water Inc

John Schlueter,

Dist Supt.

Ph. 712.343.2413

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

- Pottawattamie County Engineer (no comment received)
- Underwood Community School District (no comment received)
- Underwood Fire Department (no comment received)
- Pottawattamie County Sheriff (see below)




Fri, 5/15/2020 8:12 AM

Jeff Danker

RE: Minor Subdivision for your review

To: Pam Kalstrub

 You replied to this message on 5/15/2020 8:12 AM[Bing Maps](#)

Pam, I don't see any problems with this subdivision.

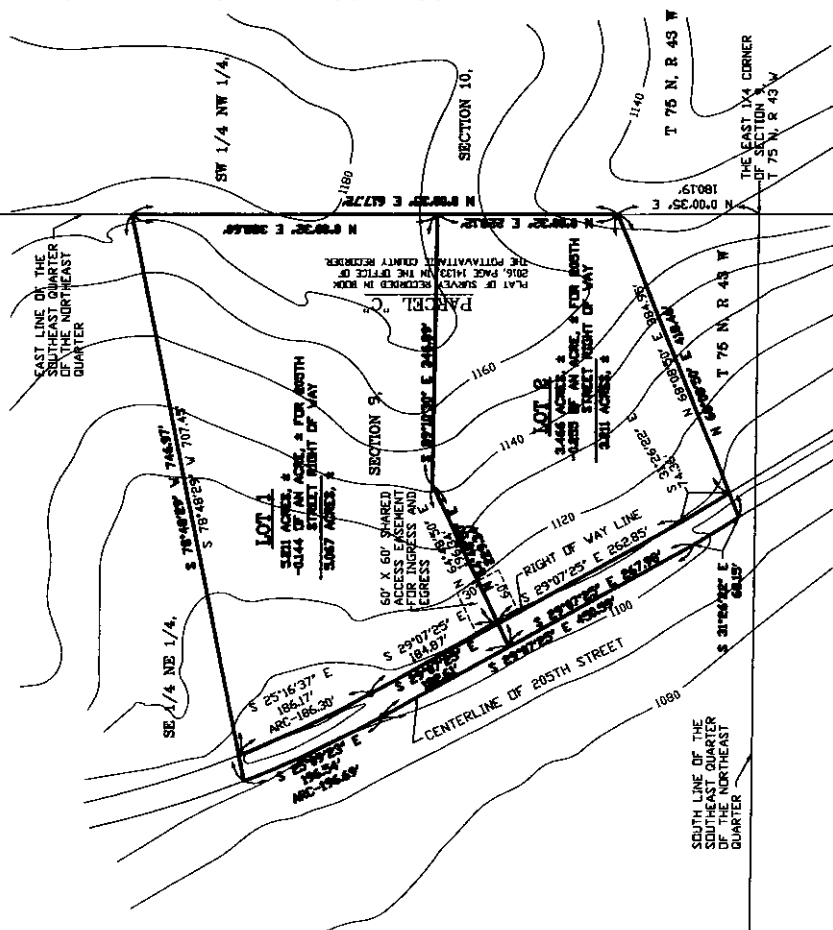
Jeff

Jefferey D. Danker
Sheriff

- EXTERIOR ROAD:** The lots will have direct access onto 205th Street, an Official Bituminous County Road. The County Subdivision regulations require that all subdivisions be in areas in which the property lies immediately adjacent to and has access to a hard surfaced street. This proposed subdivision, as previously noted, meets this requirement. The Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 320 vehicles per day.
- LAND USE PLAN:** In 2015 the County Comprehensive Plan 2030 was adopted. That Plan designates the Future Land Use of the subject property Loess Hills.
- 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.

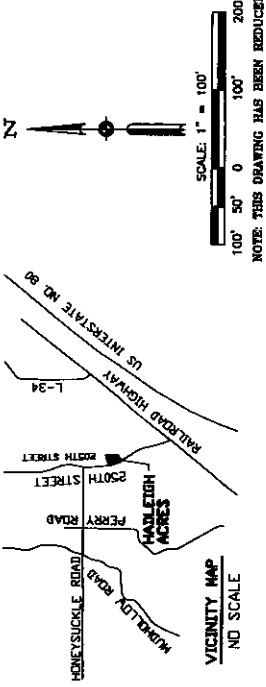
**PRELIMINARY PLAT OF
HADLEIGH ACRES**

BEING A RE-PLAT OF PARCEL "C" BEING A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Paul H. Rogers, III
 DATE: MAY 28, 2020
 LICENSE NUMBER: 2112
 MY LICENSE RENEWAL DATE IS 06/08/2031, 1861.
 NUMBER OF SHEETS COVERED BY THIS BEAR: SHEET 1 OF 1



LEGAL DESCRIPTION:

PARCEL "C" AS SHOWN ON A PLAT OF SURVEY RECORDED IN BOOK 2016, PAGE 1413 IN THE OFFICE OF POTTAWATTAMIE COUNTY RECORDER AND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 75 NORTH, RANGE 43 WEST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 75 NORTH, RANGE 43 WEST, NORTH 0°00'37" EAST, 186.19 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 75 NORTH, RANGE 43 WEST NORTH 0°00'37" EAST 617.72 FEET, THENCE DEPARTING SAID EAST LINE SOUTH 78°48'29" WEST 746.97 FEET TO THE CENTER LINE OF A 25TH STREET, THENCE ALONG THE CENTERLINE OF THE 25TH STREET ON THE FOLLOWING COURSE, ON A CURVE AN ARC LENGTH OF 196.69 FEET, CENTRAL ANGLE 7°31'01", RADIUS 1432.50 FEET, HAVING A CHORD BEARING SOUTH 25°09'23 EAST, 196.54 FEET, THENCE SOUTH 29°07'25" EAST 450.59 FEET, THENCE SOUTH 31°26'27" EAST 68.15 FEET, THENCE DEPARTING SAID 25TH STREET NORTH 68°08'40" EAST 418.46 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 75 NORTH, RANGE 43 WEST AND POINT OF BEGINNING. THE PARCEL DESCRIBED CONTAINS 8.6774 ACRES OF WHICH 0.4397 ACRE IS EXISTING 25TH STREET RIGHT OF WAY.

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 75 NORTH, RANGE 43 WEST IS ASSUMED TO BEAR SOUTH 0°00'00" EAST FOR THIS SURVEY PLAT AND LEGAL DESCRIPTION.

ZONING:

EXISTING AND PROPOSED ZONING FOR PROPOSED HADLEIGH ACRES IS CLASS A-4 DISTRICT. EXISTING ZONING OF ALL LAND ABUTTING PROPOSED HADLEIGH ACRES IS CLASS A-4 DISTRICT.

NOTE:

PROPOSED SEWER: INDIVIDUAL SEPTIC TANKS AND LATERALS.
 PROPOSED WATER: INDIVIDUAL WELLS.

BUILDING SETBACKS:

FRONT: 75' MINIMUM FROM RIGHT OF WAY
 SIDEYARD: 25' MINIMUM
 REARYARD: 50' MINIMUM

NOTE:

THE 10 FOOT CONTOUR INTERVALS WERE TAKEN FROM GIS MAPPING, POTTAWATTAMIE COUNTY, IOWA.

ROGERS SURVEYING	
1608 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA	
SCALE: 1" = 300'	PHONE: (402) 689-1349
DATE: 5-28-2020	OWNER: BT JAT
REHEARD	
PRELIMINARY PLAT OF	
HADLEIGH ACRES	
CLIENT: GARY HILBERT 1504 NORTH BROADWAY COUNCIL BLUFFS, IOWA 51503	SHEET 1 OF 1

Case SUB-2020-04 Attachment 1