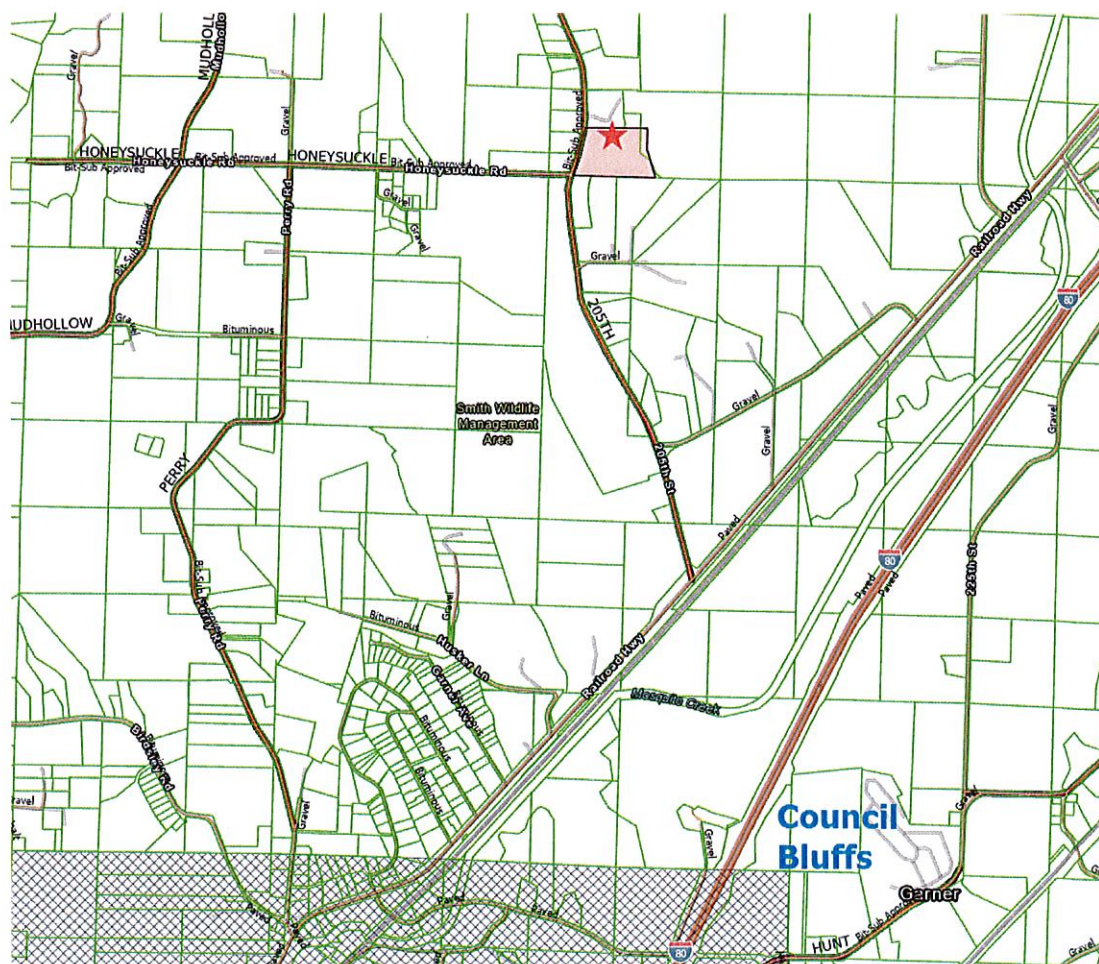


TO: Planning and Zoning Commission
FROM: Matt Wyant
DATE: October 11, 2024
RE: Case #SUB-2024-05
REQUEST: Preliminary plat approval of Pablo's Addition (4 lot minor subdivision)
LOCATION: Garner Township
LEGAL DESCRIPTION: Parcel 24053

The subject property is located approximately 2 miles north of the city limits of Council Bluffs on 205th Street.



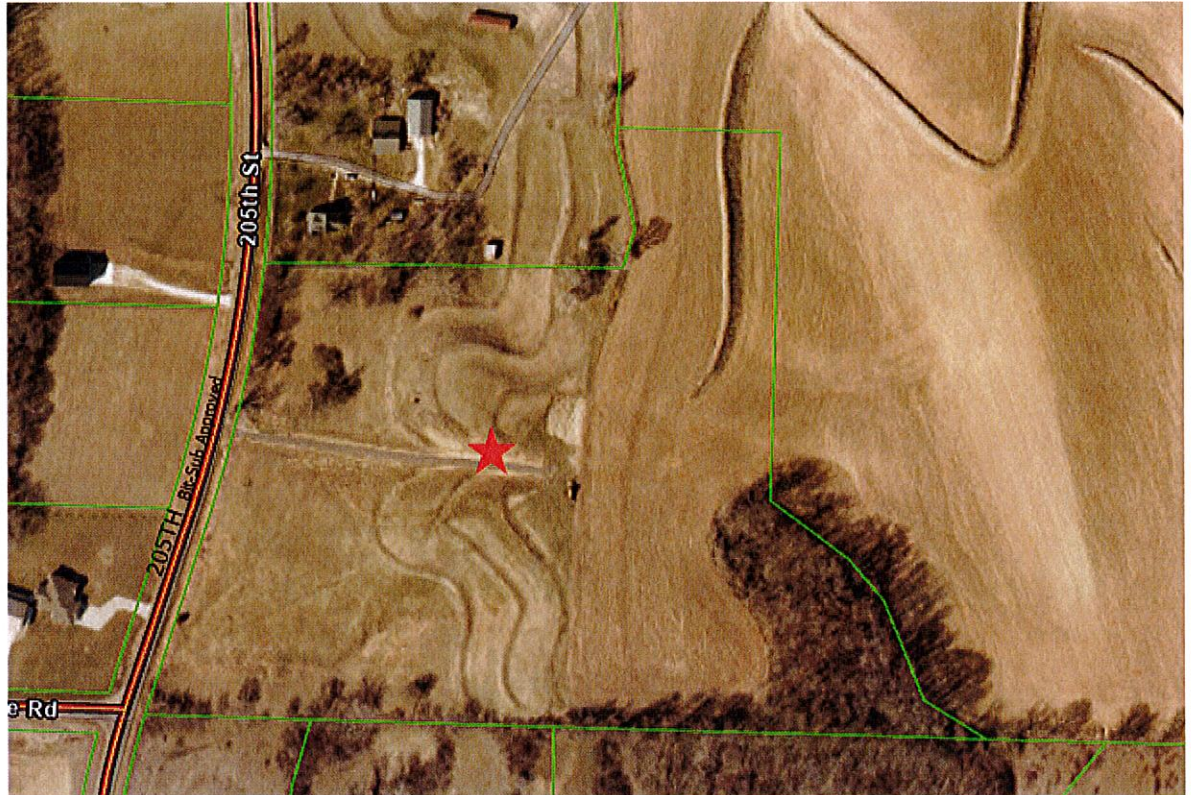
PROPERTY OWNERS: Jerry – Anna Marie Pursell Trust
SURVEYOR: Wilke Land Surveying
REPRESENTED BY: Chad Taylor

GENERAL INFORMATION:

The applicant has made this request in order to allow a 4 lot minor subdivision.

SITE REVIEW:

The parcel consists of 18.14 acres. There property is currently undeveloped.



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 dwellings and non-farm households adjacent or having access to hard surfaced street.

Subsection 8.014.020.04 of the Pottawattamie County, Iowa, Code, lists "Platted major subdivisions for single-family dwellings, when located on a hard surfaced street, as a permitted principal use in the Class A-4 District.

The minimum standards for the A-4 District with individual septic systems and municipal water systems are as follows:

	<u>Minimum</u>
Lot Size	1.0 Acres
Lot Width	125'
Lot Depth	200'

It appears that the proposed lot sizes, lot widths and lot depths conform to the minimums. **SEE ATTACHMENT 1**

AREA REVIEW:

The subject property is located immediately adjacent 205th Street, an Official Bituminous County Road. The current Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 280 vehicles per day.

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



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. **SEE ATTACHMENT 2**

WATER SUPPLY: Regional Water.

COVENANTS: None proposed.

EXTERIOR ROAD: Lots 2 and 4 will have a shared entrance (Outlot A). This entrance will also serve the agricultural land to the east (approximately 78 acres). Lots 1 and 3 will have separate entrances.

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

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

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

INDEX LEGEND	
DATE OF SURVEY:	9/25/2024
SURVEYOR:	Dean A. Wilke, PLS #17048
COUNTY:	Pottawattamie
SECTION(S):	3 & 4 TOWNSHIP: 75N RANGE: 43W
ALIQUOT PART:	SE1/4 SE1/4 SEC. 4 & SW1/4 SW1/4 SEC. 3
TAX ADDRESS:	6517 Kimberly Drive Ozawie, KS 66070
PROPRIETOR(S):	Jerry and Anna Marie Pursell Trust
REQUESTED BY:	Chad Taylor

CASE# SUB-2024-05

Attachment # 1

WILKE LAND SURVEYING INC. - 401 1800TH ST. PANAMA, IOWA 51562 - PHONE (712)489-2898 CELL (712)579-0551

PAGE 1 OF 2
JOB #2023163

PRELIMINARY PLAT OF PABLO'S ADDITION

A SUBDIVISION OF PARCEL #24053 OF PART OF THE SE1/4 SE1/4
OF SECTION 4 AND PART OF THE SW1/4 SW1/4 OF SECTION 3, ALL
IN T75N, R43W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA

PROPERTY DESCRIPTION: PARCEL #24053

A parcel of land containing part of Parcel J of the East Half of the Southeast Quarter of Section 4 and part of the Southwest Quarter of the Southwest Quarter of Section 3, all in Township 75 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, described as follows:

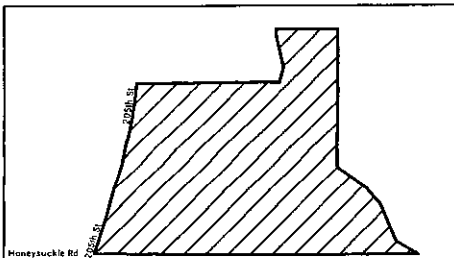
Beginning at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 3; thence North 89°33'33" East (Assumed Bearing) along a portion of the South line of said Southwest Quarter of the Southwest Quarter of said Section 3 a distance of 421.94 feet; thence North 59°46'17" West a distance of 109.40 feet; thence North 23°09'12" West a distance of 173.25 feet; thence North 41°26'05" West a distance of 88.54 feet; thence North 54°22'32" West a distance of 155.92 feet; thence North 00°21'28" East a distance of 595.75 feet; thence North 89°38'32" West a distance of 262.66 feet to a Northwesterly line of said Parcel J of the East Half of the Southeast Quarter of Section 4 as described on a survey of record as Inst. No. 2018-06360 at the Pottawattamie County Recorder's Office; thence along a portion of said Northwesterly line and West lines of said Parcel J the following six (6) courses: 1) thence South 01°43'58" West a distance of 24.39 feet; 2) thence South 12°52'12" East a distance of 143.88 feet; 3) thence South 15°46'08" West a distance of 64.83 feet; 4) thence South 89°35'17" West a distance of 611.90 feet to a point on a non-tangent centerline curve of 205th Street; 5) thence Southwesterly 405.91 feet along a portion of said non-tangent centerline curve having a 2009.49 foot radius concave to the West, with a chord bearing of South 10°58'40" West, and a chord length of 405.22 feet; 6) thence continuing along said centerline South 16°45'22" West a distance of 351.42 feet to the Southwest Corner of said Parcel J; 4) thence South 89°36'53" East along the South line of said Parcel J a distance of 961.67 feet to the point of beginning. Said parcel contains 18.714 acres, more or less, including 0.574 acre of county road right-of-way along the West side thereof, and is subject to any and all easements apparent or of record.

SURVEYOR NOTES:

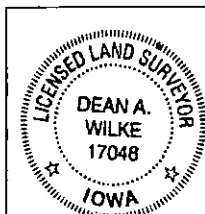
1. FEMA Flood Insurance Rate Map Number 19155C0410F (effective 4/16/2013) shows the subject property in an area of minimal flood hazard (Zone X).
2. 205th Street has a ±20' wide seal coat surface.
3. Lots 1-4 have no existing structures.
4. Lots 1-4 are proposed for residential use.
5. Lots 1 & 3 both have public road frontage.
6. Lot 2 & 4 will be granted an access easement over Out Lot A for access to the public road.
7. The Jerry and Anna Marie Trust will retain ownership of Out Lot A for access to their farm property to the East.
8. Lots 1-4 are proposed to have a private water wells.
9. Lots 1-4 are proposed to have private septic systems.
10. The contours and contour elevations shown hereon are approximate.
11. Bench Mark Elevation: 1126.31' NAVD 88 (Iowa Dept. of Trans. RTN GPS Network - Zone 6) on top of a 5/8" diameter rebar with an orange cap PLS #17048 as a road right-of-way monument in the Northeast Corner of Lot 3 of Harley's Subdivision on the West side of 205th Street.

ACREAGE SUMMARY TABLE

	SE1/4 SE1/4 SEC. 4	SW1/4 SW1/4 SEC. 3
LOT 2	±4.103 ACRES (TOTAL)	±0.897 ACRE (TOTAL)
LOT 4	±3.583 ACRES (TOTAL)	±2.189 ACRES (TOTAL)
OUT LOT A	±0.956 ACRE (TOTAL) ±0.038 ACRE (R.O.W.) ±0.918 ACRE (NET)	±0.082 ACRE (TOTAL)



VICINITY MAP



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.

Dean A. Wilke 9/30/24
Dean A. Wilke pte

License number 17048
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: Pages 1 & 2 of this document.

Case # SUB-2024-05 Attachment #2

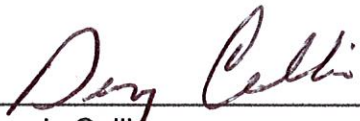


D&D Construction Services
1326 N Broadway
Council Bluffs, IA 51503

9/30/24

To whom it may concern:

Regarding the property located at 205th and Honeysuckle in Pott. County IA, belonging to Jerry Pursell the site has been evaluated for the purpose of further development requiring future septic installations. It is my opinion that the soil on this property, and the distance that would be between properties, would be suitable for future septic systems to be installed.



Dennis Collins

9/30/24