

CITY OF NORWALK
REPORT TO THE NORWALK PLANNING COMMISSION

REQUEST: Request from Silverado JV15, LLC to approve the Preliminary Plat of *Silverado Ranch Estates Plat 2*

MEETING DATE: September 28, 2015

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): Ryan Wiederstein
Silverado JV15, LLC
987 Tulip Tree Lane
West Des Moines, Iowa 50266

GENERAL DESCRIPTION: This request would create 31 single family lots south of the existing Silverado Ranch Estates subdivision.

IMPACT ON NEIGHBORHOOD: The request would not appear to have a negative impact on the area. The requested development matches the character of the surrounding neighborhood.

VEHICULAR & PEDESTRIAN TRAFFIC: The City discussed with the applicant a desire to have a secondary connection out of the subdivision. The Public Works Director requested a connection south to Clark Street between lots 8 & 9.

The applicant is concerned that connecting the subdivision directly to Clark Street will create a through connection to G14 and South Orilla Road, which would increase traffic through the area and diminish the rural nature of the subdivision.

The City suggested platting the ROW between lots 8 & 9 and not building the connection at this time. The City would require a bond or a mechanism to assess the property owners for the cost of the connection when it was time to build the road. The applicant was opposed to platting the ROW and complicating the process with future assessments on the various lot owners.

The applicant suggested a potential connection to the property to the east, somewhere near lots 4 & 5. The Public Works Director was not in favor of an indirect connection to the east due to the uncertain time frame of when the land to the east would develop.

The applicant has elected to bring the Preliminary Plat forward without showing a second connection out of the subdivision.

TRAIL PLAN:	A 10' sidewalk/trail easement has been provided to match with a similar easement in Plat 1. There is not a trail or sidewalk currently installed in Plat 1.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The existing Silverado Ranch Estates Plat 1 and this subdivision are both zoned RE-1. Land to the south and west are outside of the City limits. Land to the east is zoned A-R. The City has an annexation agreement with the City of Cumming to not annex farther to the west. The future land use for the area is High-Density Residential to the west and Low-Density Residential to the south.
BUFFERS REQUIRED/ NEEDED:	The Zoning Ordinance does not require buffering for the requested development.
DRAINAGE:	The developer submitted a Storm Water Management Plan that was reviewed by the City Engineer. Storm water is managed in three separate detention areas with three detention ponds (detention ponds do not hold standing water). Pond 1 and 2 discharge to an existing pond to the west outside of the plat boundary. Pond 3 discharges to the south near a culvert that crosses under Clark Street. On-site drainage is handled through drainage ditches along the street and swales between lots.
DEVELOPMENT HISTORY:	The area was previously preliminary platted with Silverado Ranch Estates Plat 1. The City has a horizon of two years for a preliminary plat to be valid. No work was done on the previous design for Plat 2; therefore a new preliminary plat is required.
FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	The subdivision ordinance requires 783 square feet of parkland per single family dwelling unit. The development has 31 lots and is required to provide 0.56 acres of parkland, or the equivalent per Subdivision Regulations, to the City. No park is shown on site. Parkland dedication requirements will be finalized during final platting.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	<ul style="list-style-type: none">• The plat shows a 50' front setbacks on most lots.• Some lots show a greater front setback. The developer had difficulty maintaining the lot width of 125' at the 50' front setback line while achieving the minimum 40,000

square feet necessary for a septic system.

- There are 10' utility easements shown at the front of all proposed lots.
- There are 5' drainage easements shown at the front of all proposed lots.
- Drainage easements are shown throughout the plat along drainage ways.
- Drainage and detention easements are shown at the location of detention ponds 1, 2, and 3.
- A water main easement is shown between lots 10 and 11 to provide future access to water service along Clark Street.

**RELATIONSHIP TO
COMPREHENSIVE LAND
USE PLAN:**

The Future Land Use Map designates the area in question as High Density Residential. The Comprehensive Plan (page 5.12) identifies single family homes as a typical land use in this category, however, the minimum lot size is identified as 5,000 to 7,000 square feet. This proposed plat is for a rural subdivision. The site is zoned RE-1 and is not currently serviceable by City sanitary sewer. Both the RE-1 zoning, and the need for septic systems, dictate that lot sizes be a minimum of 40,000 square feet.

**STAFF ANALYSIS –
ZONING ORDINANCE:**

The Preliminary Plat consists of 31 lots, containing approximately 38.61 acres of land, which is located south of the existing Silverado Ranch Estates Plat 1, on the west side of town (south of G14 along South Orilla Road). The lots vary in size measuring from 40,000 SF to 87,290 SF.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. Naming of the remaining is under discussion and will be finalized prior to Final Plat approval. The designated street right-of-way is 60 feet with a 24' rural two-lane road with 3' shoulders on each side.

The required front setback is 50' with a minimum lot width of 125 feet. For some lots, the developer had difficulty maintaining the lot width of 125' at the 50' front setback line while achieving the minimum 40,000 square feet necessary for a septic system. The developer has shown greater front setbacks to ensure buildings have the proper width for their building envelopes. Several lots within Plat 1 also showed similar front setbacks.

**STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:**

The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water management. All information has been submitted by the applicant.

**STAFF
RECOMMENDATION:**

In the review process, it was staff's opinion that a second connection was needed out of the subdivision. The staff recommendation to the developer was a connection south to Clark Street along lots 8 and 9. Staff further recommended that the right-of-way could be platted now and the road built at a later date as long as a mechanism was provided to pay for the road.

The developer has brought forward a proposal that does not show a second connection. The developer was concerned about creating a through street that provides direct access to South Orilla Road. The developer was also concerned about a cumbersome mechanism to pay for the road extension that would be confusing for home owners. The developer offered an alternative connection to the east instead of the south. Staff preferred a connection to the south due to the uncertainty of when land to the east would develop.

The Planning and Zoning Commission and the City Council will ultimately decide if a connection is needed and where the connection is located. Relevant facts that may help in determining the need for a connection are:

- Clark Street to the south is currently a gravel road.
- There are currently 15 homes that are located along Clark Street.
- To go north, those homes currently travel east to 50th Avenue in Norwalk or West to 30th Avenue in Cumming.
- A connection to Clark Avenue would provide a direct connection to South Orilla Road through the Silverado Ranch Estates Subdivision.
- Clark Street is planned as a future Collector in the Comprehensive Plan.
- South Orilla Road is planned to continue south as a Minor Arterial in the Comprehensive Plan.
- No right-of-way has been obtained for a future extension of South Orilla Road to the South.
- Future extension of South Orilla Road would also require participation from the City of Cumming as half of the roadway would be outside of City limits.
- Land to the east has not been platted. The land is

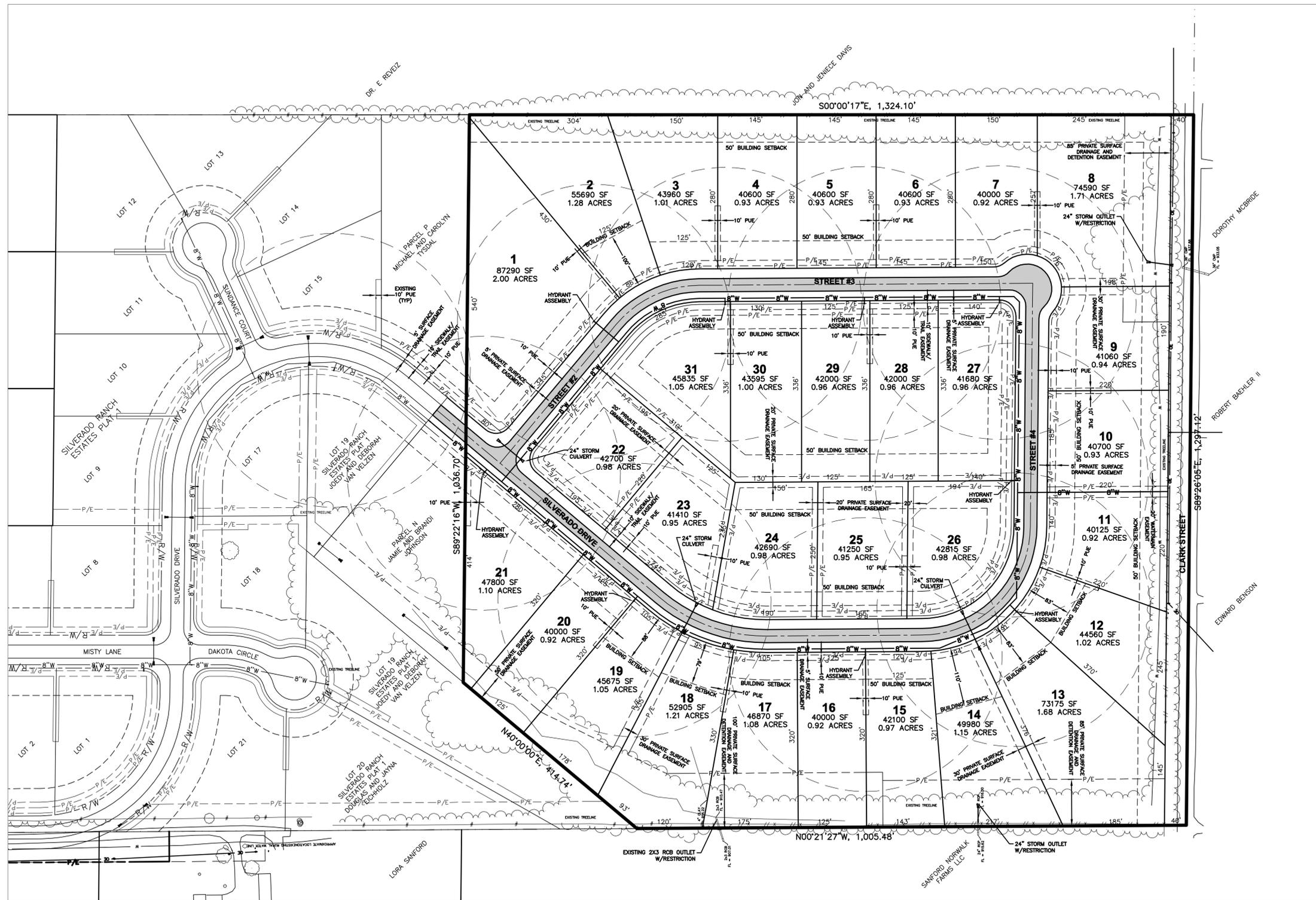
identified as High Density Residential in the Comprehensive Plan.

- Land to the south is outside of the City limits. It is identified as Low Density Residential in the Comprehensive Plan. The City would need to annex the ground to ensure it was developed according to the Comprehensive Plan.
- The primary City concern is essentially the creation of one large cul-de-sac with 53 lots and only one access to G14.
- A traditional cul-de-sac in the City is not allowed to be more than 800 feet. With the smallest 60' wide lots, that would be a total of approximately 30 lots with one access point.
- There are several subdivisions within the City are limited to one access point.
 - Plat 1 of the Ridge at the Estates has 33 lots
 - Plat 3 of the Legacy has 62 lots
 - Plat 12 of the Legacy has 62 lots
 - The Estates at the Ridge will have 50 lots
 - Echo Valley Estates have 37 and 39 lots in various areas with single access to Iowa Highway 28.
- The current areas limited with one access were all developed near golf courses.

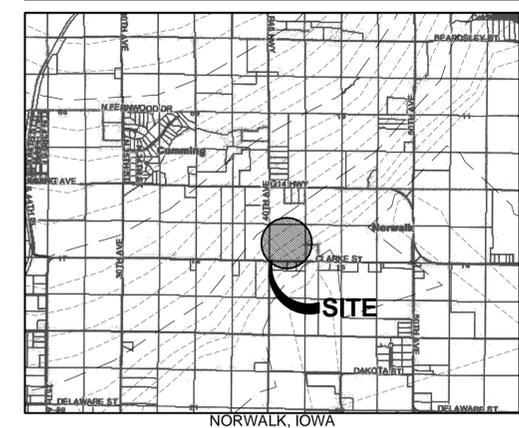
Therefore, staff recommends that the Planning and Zoning Commission determine the need for a second connection and potential location, if needed. Once determined, staff recommends that the request for the Preliminary Plat for Silverado Ranch Estates Plat 2 be approved with the following conditions:

- That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.
- That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

PRELIMINARY PLAT FOR: SILVERADO RANCH ESTATES PLAT 2



VICINITY MAP



OWNER/ DEVELOPER

SILVERADO JV15 LLC
987 TULIP TREE LANE
WEST DES MOINES, IOWA 50266
PH: 515-554-4543
CONTACT: RYAN WIEDERSTEIN

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: BRAD KUEHL

ZONING

RE-1: SINGLE FAMILY RURAL ESTATE DISTRICT

BULK REGULATIONS

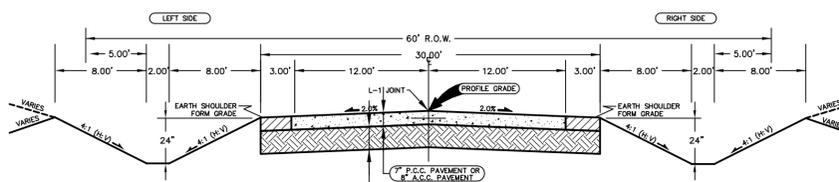
SETBACKS:
FRONT = 50' MIN
REAR = 50' MIN
SIDE = 20' MIN (SUM OF BOTH = 40')

LEGEND

- PROPOSED**
- GROUND SURFACE CONTOUR
 - TYPE SW-501 STORM INTAKE
 - TYPE SW-503 STORM INTAKE
 - TYPE SW-505 STORM INTAKE
 - TYPE SW-506 STORM INTAKE
 - TYPE SW-513 STORM INTAKE
 - TYPE SW-401 STORM MANHOLE
 - TYPE SW-402 STORM MANHOLE
 - TYPE SW-301 SANITARY MANHOLE
 - STORM/SANITARY CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT ASSEMBLY
 - SIGN
 - DETECTABLE WARNING PANEL
 - SANITARY SEWER WITH SIZE — 8" S —
 - STORM SEWER — ST —
 - WATERMAIN WITH SIZE — 8" W —

PRELIMINARY PLAT DESCRIPTION

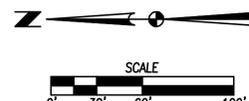
A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF NORWALK, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, SILVERADO RANCH ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF NORWALK, WARREN COUNTY, IOWA; THENCE NORTH 40°00'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 19 A DISTANCE OF 414.74 FEET; THENCE NORTH 89°22'16" EAST, 1,036.70 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH 00°00'17" EAST, 1,324.10 FEET TO THE SOUTH LINE OF SAID WEST HALF; THENCE SOUTH 89°26'05" EAST, 1,297.12 FEET TO THE WEST LINE OF SAID WEST HALF; THENCE NORTH 00°21'27" WEST, 1,005.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.61 ACRES (1,681,649 SQUARE FEET).



TYPICAL RURAL SECTION - 24' ROADWAY
SILVERADO RANCH ESTATES

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDERS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

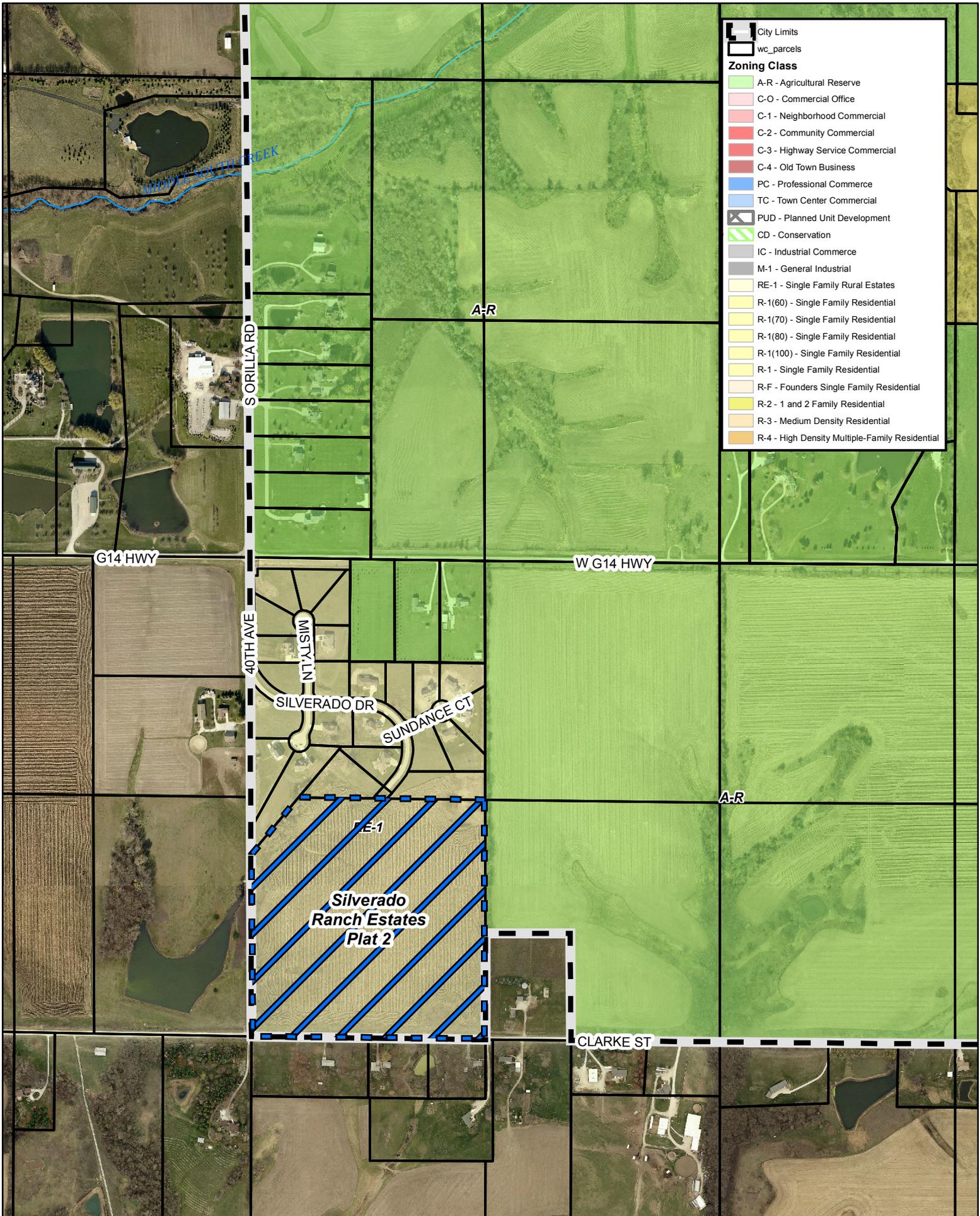


NOTES

- NO STRUCTURES TO BE CONSTRUCTED WITHIN EASEMENTS
- ALL SURFACE DRAINAGE EASEMENTS AND DETENTION EASEMENTS ARE TO BE PRIVATE

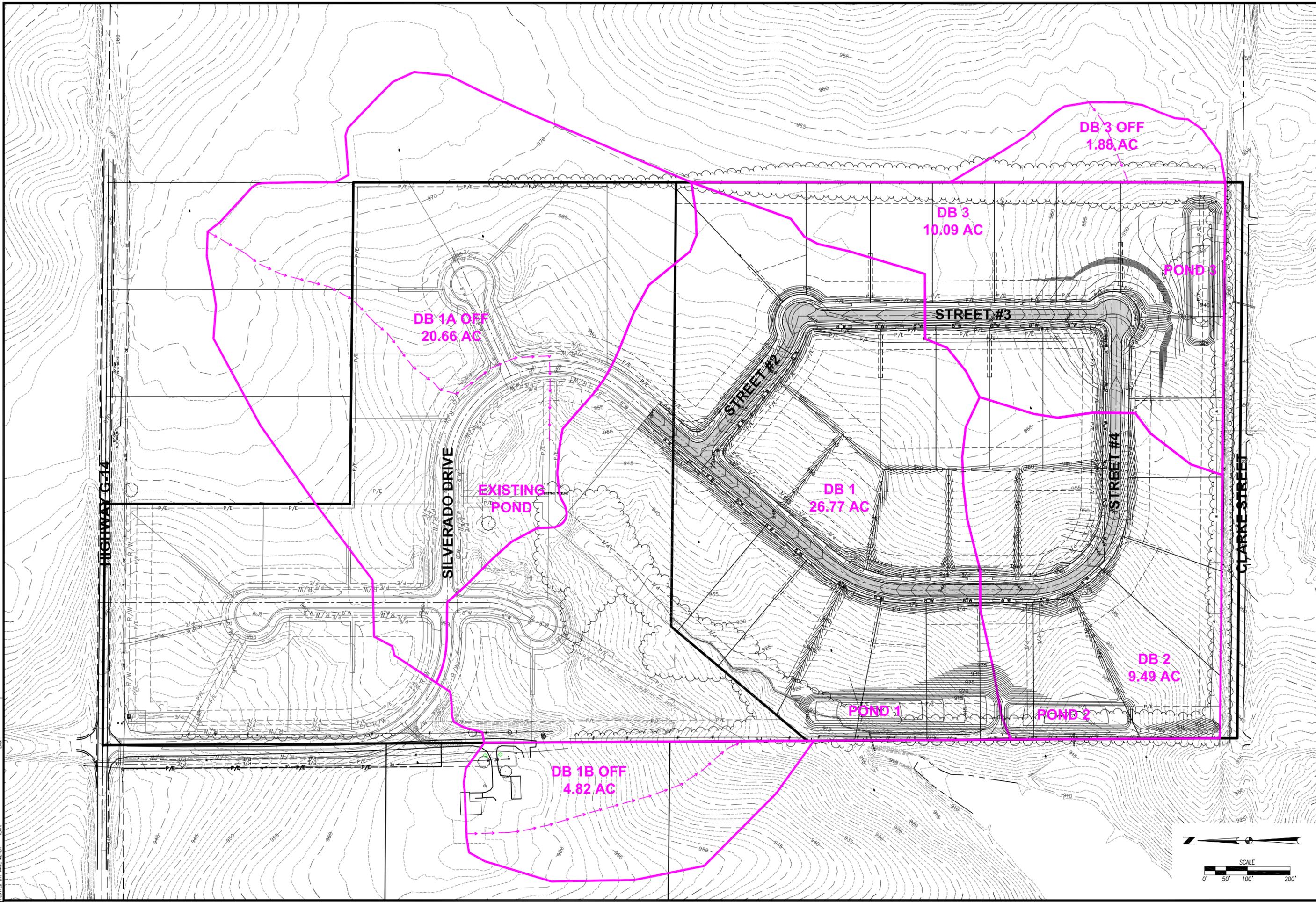
L.L. KUEHL SURVEYING & ENGINEERING, INC.
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 PLOTTED BY: BRAD KUEHL
 TECH.

<p>3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410</p>	<p>ENGINEER: TECH:</p>
<p>SILVERADO RANCH ESTATES PLAT 2 PRELIMINARY PLAT</p>	
<p>ANKENY, IOWA</p>	
<p>1507405</p>	



	City Limits
	wc_parcels
Zoning Class	
	A-R - Agricultural Reserve
	C-O - Commercial Office
	C-1 - Neighborhood Commercial
	C-2 - Community Commercial
	C-3 - Highway Service Commercial
	C-4 - Old Town Business
	PC - Professional Commerce
	TC - Town Center Commercial
	PUD - Planned Unit Development
	CD - Conservation
	IC - Industrial Commerce
	M-1 - General Industrial
	RE-1 - Single Family Rural Estates
	R-1(60) - Single Family Residential
	R-1(70) - Single Family Residential
	R-1(80) - Single Family Residential
	R-1(100) - Single Family Residential
	R-1 - Single Family Residential
	R-F - Founders Single Family Residential
	R-2 - 1 and 2 Family Residential
	R-3 - Medium Density Residential
	R-4 - High Density Multiple-Family Residential

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PLOTTED BY: NEM



DATE	
REVISIONS	
PREPARED	09/10/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ESA
CIVIL DESIGN ADVANTAGE

NORWALK, IOWA

SILVERADO RANCH ESTATES PLAT 2
POST-DEVELOPMENT MAP

SCALE
0' 50' 100' 200'

1
1
1508.405

ENGINEER: JAT
EIT: NEM