



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

October 14, 2013 Meeting

**SUBJECT:** Consider recommending approval of the Final Plat for Canterbury Woods subdividing 20.26 acres into 16 single-family lots and one outlot for future development. The property is located east of NW 107<sup>th</sup> Street and south of NW 75<sup>th</sup> Avenue (originally Outlot 'Z' of Silverstone Plat 1).

**SYNOPSIS:**

The applicant, Canterbury Woods, L.L.C., is proposing to subdivide a 20.26-acre parcel into 16 single-family residential lots and one outlot for future development. The property is zoned R-1(75) with restrictions based upon a Development Agreement entered into as part of the rezoning of the property.

**RECOMMENDATION:**

**Staff recommends approval of PZ Case No. 13-34, the Final Plat for Canterbury Woods, with the following conditions:**

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.
3. A Storm Water Pollution Prevention Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site.
4. Council deferral of sidewalk installation along NW 107<sup>th</sup> Street until otherwise directed by the City Council. At such direction, the improvements shall be constructed at the sole expense of each respective property owner.
5. A cash contribution is an acceptable alternative to the dedication of 0.2384 acres of public parkland that is required. Consistent with past precedent, the cash contribution shall be \$28,000 per acre or \$6,675.20 for the lots proposed in Canterbury Woods. The approval of the Preliminary Plat is subject to the developer's execution of a development agreement regarding said cash contribution prior to the City Council's approval of the Final Plat.

**Prior to the issuance of a building permit for any structure within the plat, the following items shall be completed:**

6. The applicant shall visibly and permanently mark the locations of the conservation easement on each lot.

**Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:**

7. Pursuant to Chapter 145.05(4) the Erosion and Sediment Control Ordinance, an engineer's certification shall be provided certifying the elevation of the all designated ditch and drainage way elevations that are on or immediately adjacent to the lot under construction.
8. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

**Prior to Council approval of the Final Plat, the following items shall be completed:**

9. Payment of the Northwest Water Connection District fees.
10. Payment of the Northwest Area Sanitary Sewer Connection District fee.
11. Submittal of a recorded maintenance agreement detailing a necessary ongoing maintenance plan for stormwater management facilities.
12. Pursuant to Chapter 180.42 of the Subdivision Regulations and Resolution 08-53, the applicant shall be responsible participation in the reconstruction of NW 107<sup>th</sup> Street to improve the roadway to a collector standard. Prior to the City Council approval of a final plat for the subject property (or any portion thereof) the applicants shall select and provide one of the allowed options outlined in Resolution 08-53 (bond, payment or petition and waiver), based upon the 413.21 lineal feet of frontage on NW 107<sup>th</sup> Street, the 2008 value of this requirement is \$54,366.04.

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Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of PZ Case No. 13-34, the Final Plat for Canterbury Woods, with the noted Conditions.

Attachments:

Final Plat prepared by ABACI Consulting revised September 30, 2013;  
Development Review Memo from staff dated September 25, 2013;  
Development Review Letters from Foth Infrastructure and Environment dated September 24, 2013; ;

APPLICANT:

John Larson, Dallenbach and Larson  
5721 Merle Hay Road  
Johnston, IA 50131

REPRESENTATIVE:

ABACI Consulting, Inc.  
101 NE Circle Drive  
Grimes, IA 50111

BACKGROUND &  
PRIOR APPROVALS:

The subject property was annexed to the City of Johnston as part of the Northwest Annexation which was approved by the City Development Board on May 10, 2006.

The R-1(75) zoning district was established for this site, subject to the regulations contained in a Development Agreement dated March 3, 2006 and amended on May 21, 2007. A copy of these agreements is attached. The agreement places greater side yard setbacks on this portion of the site and also required the transition buffers as required by the Comprehensive Plan along the western and southern boundaries of the entire property.

PZ Case 06-30, a Preliminary Plat for Silverstone Plat 1 subdividing 74.048 acres into 18 single-family lots and two outlots for future development was approved on August 7, 2006 via resolution 06-176 (Canterbury Woods is Outlot 'Z' of Silverstone Plat 1).

PZ Case 06-33, a Final Plat for Silverstone Plat 1 was approved on October 2, 2006 via resolution 06-220

PZ Case 06-43, a Preliminary Plat for Silverstone Plat 2 subdividing 33.909 acres into 35 single-family lots was approved on November 6, 2006 via resolution 06-245.

PZ Case 07-17, a Final Plat for Silverstone Plat 2 was approved on May 21, 2007 via resolution 07-105.

PZ Case 13-01, a Preliminary Plat for Canterbury Woods subdividing 20.26 acres into 16 single-family lots and one outlot was approved on February 19, 2013 via resolution 13-32. Construction plans were approved May 20, 2013 via resolution 13-83.

COMPREHENSIVE  
PLAN:

The subject property is depicted on the Johnston 2030 Land Use Plan as Low Density Residential. Low Density Residential includes housing with densities that generally range from two to five units per acre.

The Northwest Area is included as a focus area of the Land Use chapter in the 2030 Comprehensive Plan (a copy of the focus area is attached). The subject platting action supports the following action steps outlined therein

PLAT SUMMARY:

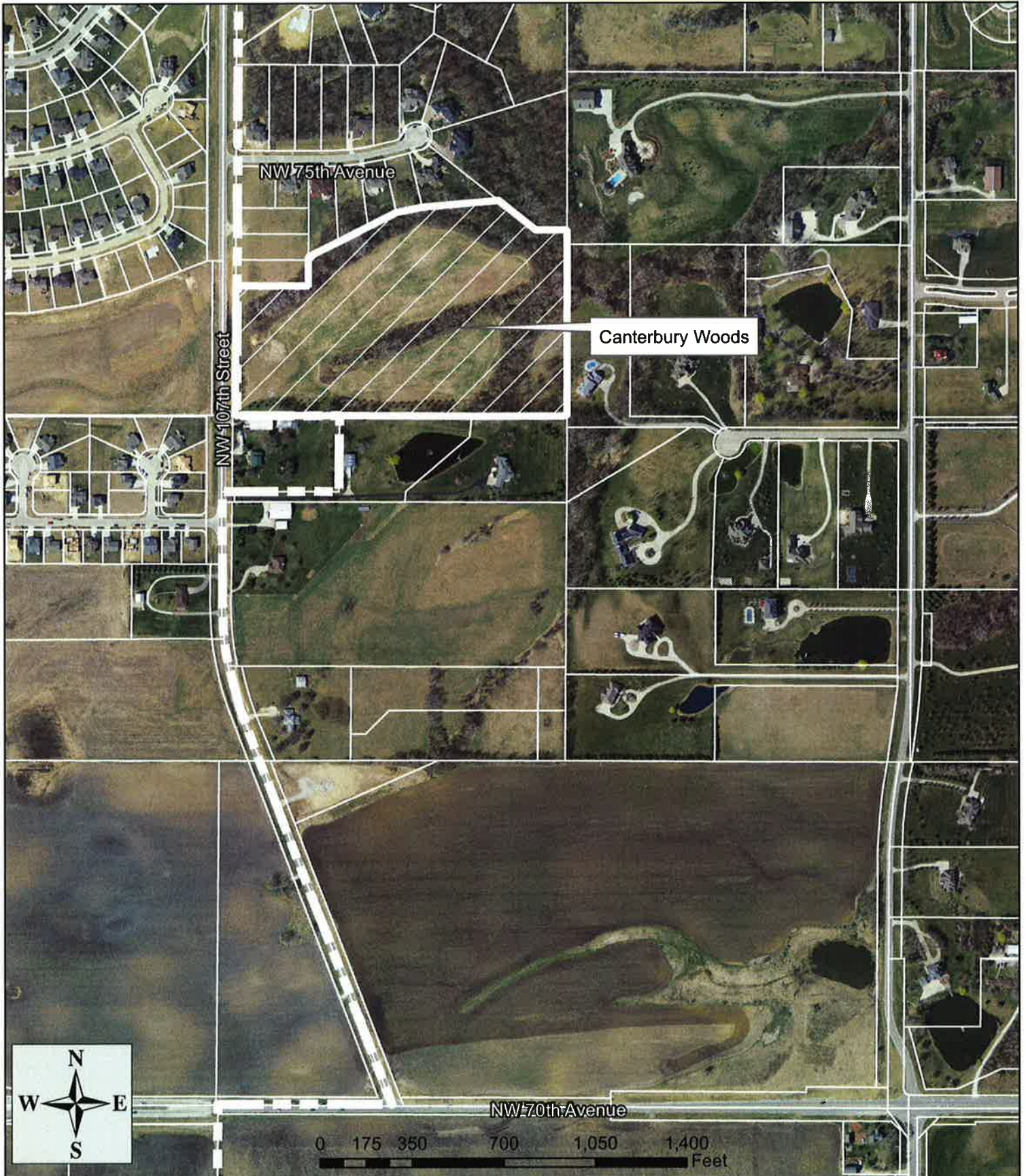
Lots:	16	
Area:	20.26 Acres	
Area of Streets:	Lot A: 1.14 AC	Lot B: .30 AC
Other Area Dedicated:	0	
Outlot Area:	ZZ = 7.64 AC	
Net Area in Lots	11.2 AC (less Outlot 'ZZ')	
Net Average Lot Area:	0.7 AC	
Length of Street:	1,247.98 Lineal Feet	
Length of Public Sewer Main:	493 Lineal Ft. Force, 1,031 Lineal Ft. Gravity	
Length of Public Water Main:	1,242 Lineal Feet	
Length of Public Storm Sewer:	1,015 Lineal Feet	

FINAL DOCUMENTATION:

- Attorney's Title Opinion
- Polk County Treasurer's Tax Certificate
- Consent to Plat (Owner)
- Lenders consent to Plat (if mortgage on the property)
- Sanitary Sewer Easement
- Overland Flowage, Detention Basin and Storm Sewer Easements (with language detailing maintenance plan and responsibilities of basin)
- Filter Strip Easement
- Public Utilities Easements
- Conservation Easements
- Lift Station Easement
- Execution of petition and waiver for improvements to NW 107<sup>th</sup> Avenue
- Groundwater Hazard Statement for Lot 'A' and Lot 'B'
- Warranty Deed Lot 'A' and Lot 'B'
- Lenders partial release of mortgage Lots 'A' and 'B'
- Performance Bonds for all outstanding construction items, bonds should be in the amount of the remaining construction costs plus ten percent. A contractor or engineers estimate shall be provided to document remaining items and costs.
- Maintenance bonds for all streets, underground infrastructure, trails and common open space areas. Maintenance bonds shall be valid for a four year period after acceptance of the public improvements.
- Petition and Waiver for improvements to NW 107<sup>th</sup> Street
- Payment of Sanitary Sewer District connection fees: **\$37,791**
- Payment of Water District connection fees: **\$22,044.75**
- Parkland Dedication Development Agreement or equivalent value (\$6,675.20)



# Canterbury Woods Vicinity Map





# CANTERBURY WOODS

Owner/Developer:

Attn: John Larson  
Dallenbach Larson, LLC  
5721 Merle Hay Road  
Johnston, Iowa 50131  
Ph: 515-491-4090  
Fx: 515-276-4156  
e-mail: johnlarson89@gmail.com

Engineer/Surveyor:

Mark A. McMurphy, PE&PLS  
Abaci Consulting, Inc.  
.101 NE Circle Drive  
Grimes, IA 50111  
Ph: 515-986-5048  
Fx: 515-986-0588  
e-mail: Mark@AbaciConsulting.com

## LEGAL DESCRIPTION:

Outlot Z in Silverstone Plat 1, an Official Plat, now included in and forming a part of the City of Johnston, Polk County, Iowa, except Silverstone Minor Plat and except Parcel A of Plat of Survey filed in Book 14521, Page 499 of Outlot Z in Silverstone Plat, AND Parcel B of Plat of Survey filed in Book 14521, Page 500 of Lot 1 in Silverstone Minor Plat, an Official Plat, now included in and forming a part of the City of Johnston, Polk County, Iowa, and containing 20.26 acres.

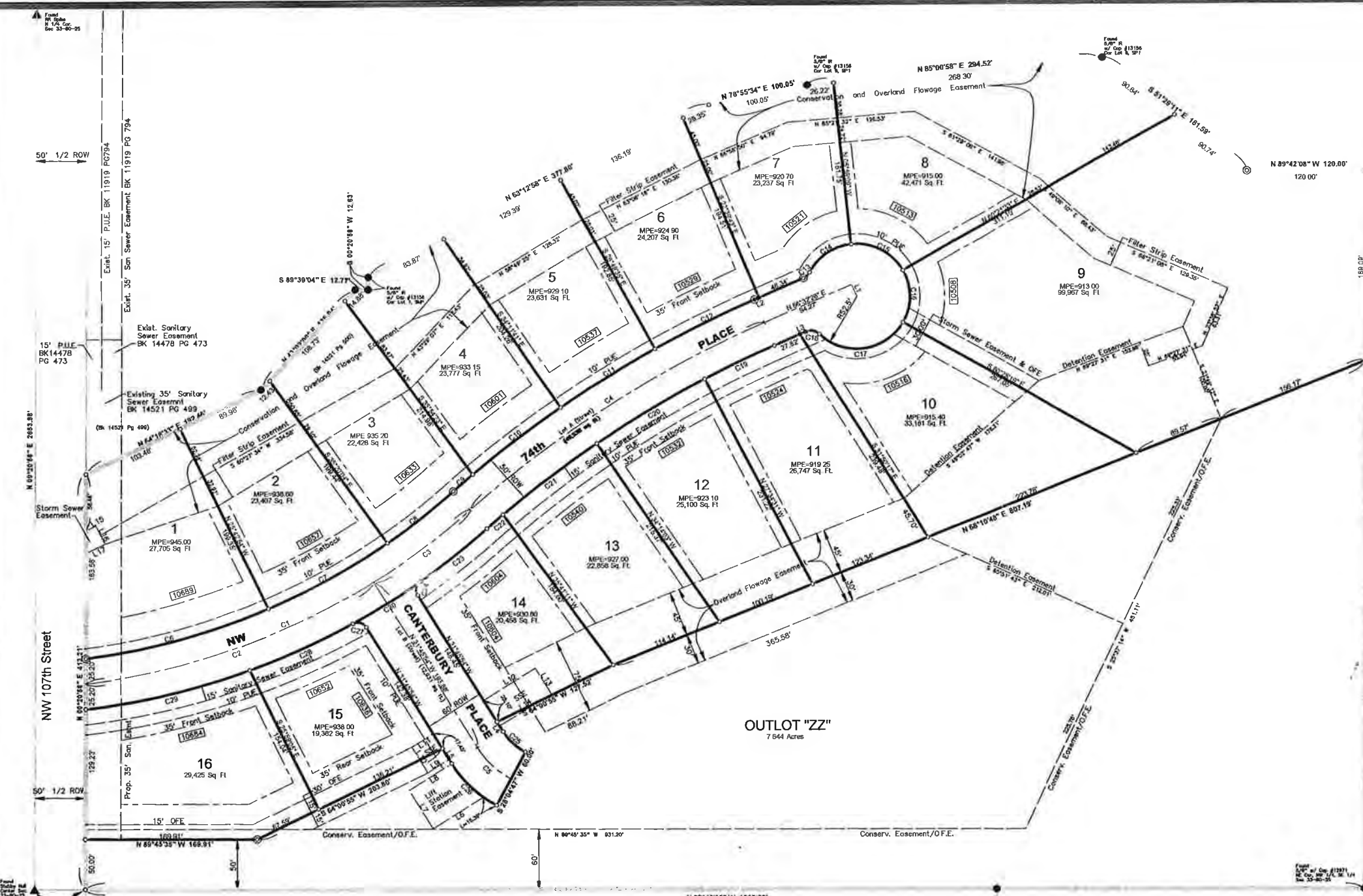
## ZONING NOTES:

- Z1) Existing zoning and proposed zoning is R-1(75), Single Family Residential.
- Z2) Bulk Regulations:
 

	Reqd.	Proposed
Front BSB	35'	35'
Side BSB	10' / 21' sum	10' / 21' sum
Rear BSB	35'	35'
- Z3) See the Zoning Ordinance for additional requirements/restrictions.
- Z4) No variances are proposed for this development.
- Z5) This site is not within any overlay district.

## General Notes:

- G1) This site is in Zone "X" per FEMA FIRM map community-panel number 190901-0085 D with a revision date of 07-19-2000.
- G2) All construction shall be in accordance with the Iowa Statewide Urban Standard Specifications for Public Improvements (SUDAS) and any City of Johnston Supplemental Specifications except where noted.
- G3) A boundary survey was conducted for this property with our findings matching the distances and bearings recorded in Book 11919 Page 794, and Book 14521 Page 499.
- G4) The Minimum Protection Elevations (MPEs) are the minimum elevation to which a structure shall be protected from flooding. This is based on the "100 Year" (1% annual chance) flood elevation.
- G5) Lots A & B (street) will be deeded to the City of Johnston.



LOT AREA TABLE	
1	0.64 Ac.
2	0.54 Ac.
3	0.52 Ac.
4	0.55 Ac.
5	0.54 Ac.
6	0.56 Ac.
7	0.53 Ac.
8	0.97 Ac.
9	2.29 Ac.
10	0.76 Ac.
11	0.61 Ac.
12	0.58 Ac.
13	0.52 Ac.
14	0.47 Ac.
15	0.45 Ac.
16	0.68 Ac.
Outlot ZZ	7.64 Ac.
Lot A	1.14 Ac.
Lot B	0.30 Ac.
Total	20.26 Ac.

LINE TABLE		
Line	Bearing	Distance
L1	N 23°27'32" W	13.00'
L2	N 66°32'28" E	5.00'
L3	N 66°32'28" E	6.24'
L4	N 31°45'54" W	11.52'
L5	N 31°45'54" W	17.59'
L6	S 58°14'06" W	59.00'
L7	N 31°45'54" W	45.00'
L8	N 58°14'06" E	50.00'
L9	S 58°14'06" W	25.00'
L10	N 31°45'54" W	30.00'
L11	N 58°14'06" E	25.00'
L12	N 58°14'06" E	60.00'
L13	S 31°45'54" E	30.00'
L14	S 58°14'06" W	60.00'
L15	N 64°17'06" E	11.13'
L16	S 25°42'54" E	20.00'
L17	S 64°17'06" W	20.91'

CURVE TABLE						
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C1	700.00'	34°42'03"	423.95'	417.50'	218.70'	N 65°47'14" E
C2	700.00'	24°54'09"	304.24'	301.85'	154.56'	N 70°41'11" E
C3	700.00'	09°47'54"	119.71'	119.56'	60.00'	N 53°20'09" W
C4	1100.00'	18°06'16"	347.58'	346.14'	175.25'	S 57°29'20" W
C5	87.00'	30°09'19"	45.79'	45.26'	23.44'	S 46°50'34" W
C6	675.00'	15°57'13"	187.95'	187.34'	94.59'	N 74°53'32" W
C7	675.00'	11°24'04"	134.32'	134.09'	67.38'	N 61°12'53" W
C8	675.00'	07°04'39"	83.36'	83.33'	41.74'	N 51°58'32" W
C9	1125.00'	01°17'50"	25.53'	25.52'	12.76'	S 49°05'12" W
C10	1125.00'	05°33'34"	109.16'	109.11'	54.62'	S 52°30'59" W
C11	1125.00'	05°37'22"	110.40'	110.36'	55.25'	S 58°06'27" W
C12	1125.00'	05°37'20"	110.39'	110.35'	55.24'	S 63°43'48" W
C13	12.50'	39°01'13"	8.51'	8.35'	4.43'	N 47°01'52" E
C14	52.50'	58°29'36"	51.76'	49.69'	28.21'	S 55°48'03" W
C15	52.50'	68°20'42"	60.79'	57.45'	34.32'	N 62°48'48" W
C16	52.50'	59°13'08"	54.28'	51.88'	29.84'	N 00°01'53" W
C17	52.50'	104°49'11"	96.05'	83.20'	68.20'	N 81°59'17" E
C18	12.50'	67°51'24"	14.80'	13.95'	8.41'	N 79°31'50" W
C19	1075.00'	04°06'59"	77.23'	77.21'	38.63'	S 64°28'59" W
C20	1075.00'	06°39'33"	124.94'	124.87'	62.54'	S 59°05'43" W
C21	1075.00'	06°12'09"	116.37'	116.32'	58.24'	S 52°39'52" W
C22	1075.00'	01°07'35"	21.14'	21.14'	10.57'	S 49°00'00" W
C23	725.00'	08°40'43"	84.51'	84.46'	42.30'	N 51°46'34" E
C24	10.00'	86°52'49"	15.16'	13.75'	9.47'	S 11°40'31" W
C25	57.00'	30°09'20"	30.00'	29.65'	15.36'	S 46°50'33" E
C26	117.00'	30°09'20"	61.58'	60.87'	31.52'	S 46°50'33" E
C27	10.00'	86°52'49"	15.16'	13.75'	9.47'	N 75°12'18" W
C28	725.00'	08°49'15"	111.62'	111.51'	55.92'	N 55°45'55" W
C29	725.00'	13°12'42"	167.18'	166.81'	83.96'	N 76°48'54" W
C30	725.00'	06°14'22"	78.95'	78.91'	39.51'	N 58°14'06" E



Vicinity Map  
Not To Scale

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IOWA.

MARK A. MCMURPHY, PE&PLS  
DATE: AUGUST 5, 2013  
MY LICENSE RENEWAL DATE IS: 08/05/2015

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE): NONE

**Preliminary**

**ABACI CONSULTING, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

STANDARD SYMBOLS LEGEND:  
 ○ IRON ROD FOUND  
 ○ 1/2" DIA. x 30" IRON PIN SET  
 # 14674 CAP  
 ▲ SECTION CORNER MONUMENT FOUND  
 ▲ SECTION CORNER MONUMENT SET  
 \* FENCE LINE  
 CLF CHAIN LINK FENCE

W-WATER MAIN  
 G-GAS MAIN  
 U-UNDERGROUND ELECTRIC  
 O-UNDERGROUND TELEPHONE  
 M/P-MEASURED / PLATTED

STREET ADDRESS  
 SILVERSTONE PLAT 1  
 SILVERSTONE MINOR PLAT  
 OVERLAND FLOWAGE EASEMENT  
 MINIMUM PROTECTION ELEVATION  
 PUBLIC UTILITY EASEMENT  
 STORM SEWER EASEMENT

BENCHMARK:  
 BURY BOLT ON HYDRANT 62' NORTH OF NW 74TH PL ON EAST SIDE OF NW 107TH ST  
 ELEV=956.56  
 BURY BOLT ON HYDRANT 153' SOUTH OF NW 74TH PL ON EAST SIDE OF NW 107TH ST  
 ELEV=959.03

REVISIONS:  
 8-12-13: First Submittal  
 9-30-13: Per City Review Comments

**FINAL PLAT**  
**OF**  
**CANTERBURY WOODS**

1 inch = 60 Feet  
 AUGUST 5, 2013  
 Sheet 1 of 1