

CITY OF HUXLEY

THURSDAY ** JUNE 27, 2019 ** CITY COUNCIL CHAMBERS** 6:30 P.M.

A SESSION OF THE CITY OF HUXLEY'S
PLANNING AND ZONING COMMISSION

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE HUXLEY CITY COUNCIL CHAMBERS 515 NORTH MAIN AVE., HUXLEY, IOWA AT 6:30 P.M. ON MONDAY THE 27TH DAY OF JUNE, 2019 TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

1.0) ROLL CALL

COMMISSION AGENDA ITEMS:

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:

2.1) June 20, 2019 – Meeting

3.0) PUBLIC HEARING: NONE

4.0) DISCUSSION AND RECOMMENATION ITEMS:

4.1) DISCUSSION AND POSSIBLE RECOMMENDATION TO COUNCIL ON REVISED SITE PLAN FOR WESTVIEW HEIGHTS

5.0) MISCELLANEOUS --- NEXT MEETING, JULY 10, 2019 – WESTVIEW REZONING

6.0) COMMENTS

7.0) ADJOURNMENT

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE FRONT WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.



John Haldeman, City Administrator/Zoning Administrator



June 17, 2019

John Haldeman
City Administrator
City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

HUXLEY, IOWA
WESTVIEW HEIGHTS
PRELIMINARY PLAT

We have reviewed the revised preliminary plat for Westview Heights and find it acceptable with the following comments:

1. The installation of mid-block sidewalks running north and south through the middle of the plat needs to be evaluated. Planning and Zoning has recommended mid-block sidewalks not be installed.
2. The traffic study completed evaluating the impact of this development and a potential future development to the west of this plat show a second access onto Highway 69 is not warranted. Planning and Zoning has recommended two lots on the east side of Street A across from 310th Lane be reserved for a potential future second street access to Highway 69. The stormwater detention basin in this area will need to be adjusted to accommodate the potential second access.
3. The need for the street extension of the west Street A to the north plat boundary on the west side of the plat towards the west end of 306th Lane needs to be evaluated. Subdivision Ordinance 166.20.1 states "Streets shall provide for the continuation of major streets from adjoining platted areas, and the extension of major streets into adjoining unplatted areas." with major streets defined as an arterial, major collector, minor collector or local through street that has or is planned to have continuity to carry traffic from one section of the City to another. Planning and Zoning has recommended the street extension not be required.

4. The extension of sewer and water to the north plat boundary on the west side of the plat towards the west end of 306th Lane needs to be evaluated. Subdivision Ordinance 166.10.2 regarding sanitary sewers states, "Mains shall be extended to plat boundary where extension will be needed." and Subdivision Ordinance 166.10.4 regarding water mains states "Mains shall be extended to plat boundary where extension will be needed.". Planning and Zoning has recommended the utilities be extended.
5. The 8-inch water main needs to be extended to the east plat boundary in the northeast corner of the development for a future connection. Subdivision Ordinance 166.10.4 regarding water mains states "Mains shall be extended to plat boundary where extension will be needed.".
6. The lift station is proposed to be in a different location than as shown on the previously submitted preliminary plat to avoid a long access driveway. The lift station has been moved from the north end of Outlot Z to the south end of Outlot Z. The depth of the lift station will be increased approximately 14 feet by moving the lift station location. We estimate the depth of the lift station will need to be approximately 40 feet in order to provide sewer service for the north end of the development at the new location.
7. Backyard swales need to be installed at a minimum slope of 1.5% and at a target slope of 2%. If this slope cannot be obtained, a drain tile with surface intakes can be installed.
8. Centennial Drive is identified as a minor arterial in the comprehensive plan. Subdivision ordinance 166.21.7 states "Unless unavoidable, lots shall not front on or have direct access to arterial or major collector streets. Where unavoidable, lots shall be so arranged as to minimize the number of access points.". Lots obviously face Centennial Drive east of Ballard Drive. This subdivision provides for this practice to continue west of Ballard Drive.
9. A private oversized water main may need to be installed between Lots 1 and 2 for fire protection.
10. The proposed City Park is not proposed to occur until Phase 2.
11. The downstream sanitary sewer needs to be checked to make sure it has the capacity for the new development.

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12. Easements between lots that will end up between residences should be a minimum of 30 feet wide.
13. An easement for a future water main extension needs to be shown on the west and south sides of Lot 1 to allow for a water main to be looped from the church to Ballard Drive through Lot 1.
14. A staged discharge structure needs to be evaluated if this would be more appropriate at the outlet for the northwest detention basin.

If you have any questions or comments, please contact us at 225-8000.

VEENSTRA & KIMM, INC.



Forrest S. Aldrich

FSA:dml
45229-037

cc: Jeff Peterson, City of Huxley (e-mail)
Erin Ollendike, Civil Design Advantage (e-mail)
Roger Wheeler, Century 21 Signature Real Estate (e-mail)

PRELIMINARY PLAT FOR: WESTVIEW HEIGHTS
 HUXLEY, IOWA

ZONING:
 EXISTING: R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT
 PROPOSED: R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT
 R-1A, SINGLE-FAMILY RESIDENTIAL DISTRICT
 R-2A, SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICT

BULK REGULATIONS
 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (LOTS 1-40, 43-84, 110, 111, 122-138)
 SETBACKS: FRONT: 30' (1-1 STORES - 7' MIN)
 SIDE: 20' (1-1 STORES - 8' MIN)
 REAR: 25'
 R-1A SINGLE-FAMILY RESIDENTIAL DISTRICT (LOTS 85-108 AND 112-128)
 SETBACKS: FRONT: 30' (1-1 STORES - 7' MIN)
 SIDE: 20' (1-1 STORES - 8' MIN)
 REAR: 25'
 R-2A DUPLEX RESIDENTIAL DISTRICT (LOTS 41-83)
 SETBACKS: FRONT: 30' (1-1 STORES - 7' MIN)
 SIDE: 20' (1-1 STORES - 8' MIN)
 REAR: 25'
 EXCEPT AT COMMON WALL

OWNER / APPLICANT:
 DECKER & LAMANN, INC.
 4011 WOODBURN ROAD, SUITE 108
 AMES, IA 50014
 PH: (515) 333-2723

ENGINEER / SURVEYOR:
 CIVIL DESIGN ADVANTAGE, LLC
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: (515) 398-4400

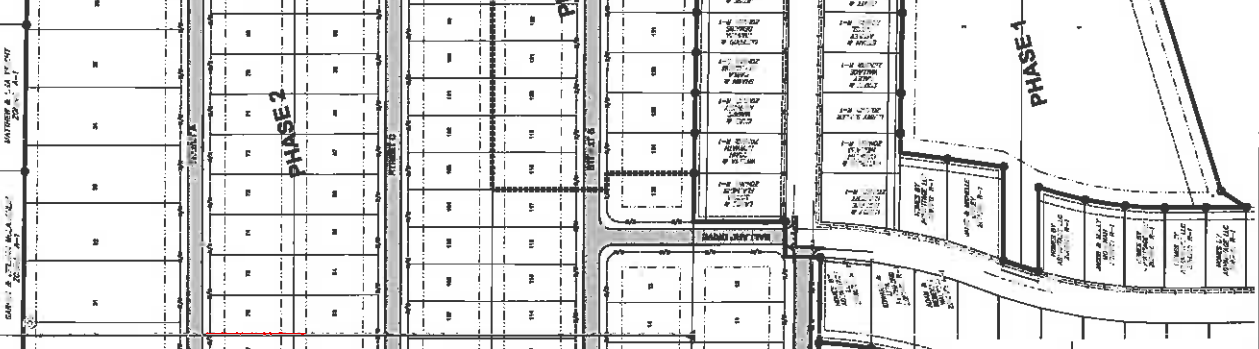
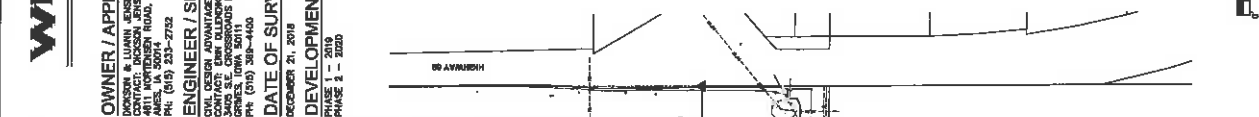
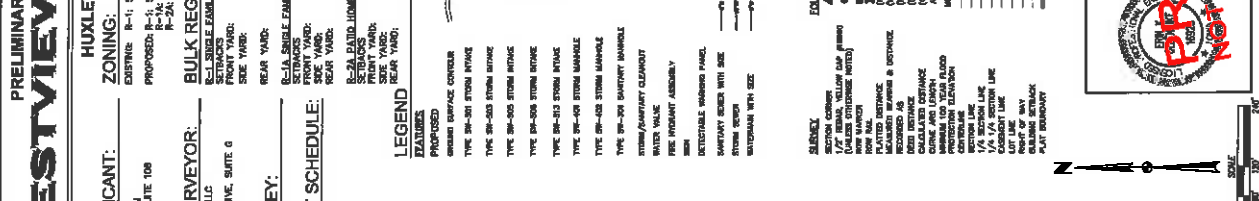
DATE OF SURVEY:
 OCTOBER 21, 2018

DEVELOPMENT SCHEDULE:
 PHASE 1 - 2020
 PHASE 2 - 2020

LEGEND

EXISTING
 GRADE SURFACE CONTROL
 SANITARY MANHOLE
 WATER VALVE BOX
 FIRE HYDRANT
 WATER CURB STOP
 WELL
 STORM SEWER MANHOLE
 STORM SEWER SINGLE INTAKE
 STORM SEWER DOUBLE INTAKE
 FLARED END SECTION
 DECIDUOUS TREE
 CONIFEROUS TREE
 CONIFEROUS SHrub
 CONIFEROUS SHRUB
 CONIFEROUS PALM
 ELECTRIC POWER POLE
 GAS SERVICE
 GAS METER
 POWER POLE W/ TRANSFORMER
 UTILITY POLE W/ LIGHT
 ELECTRIC BELL
 TELEPHONE TRANSFORMER
 ELECTRIC MANHOLE OR VAULT
 TRAFFIC SIGN

PROPOSED
 GRADE SURFACE CONTROL
 TYPE 20-100 STORM INTAKE
 TYPE 20-100 STORM INTAKE
 TYPE 20-100 STORM INTAKE
 TYPE 20-100 STORM INTAKE
 TYPE 20-100 STORM INTAKE
 TYPE 20-100 STORM INTAKE
 TYPE 20-100 STORM MANHOLE
 STORM/SANITARY CLEWOUT
 WATER VALVE
 FIRE HYDRANT ASSEMBLY
 SIGN
 DETECTABLE WALKING SURFACE
 SANITARY SEWER WITH SIDE
 STORM SEWER
 WATCHMAN WITH SIDE



NOTES
 1. PHASE 2 WILL NEED TO BE SERVICED BY A SANITARY SEWER LEFT STATION TO THE CITY AS PARKLAND. THE PROPERTY WILL BE EXTENDED TO THE CITY AS CONSTRUCTION DRAWINGS.
 2. PHASE 2 WILL BE SERVICED BY A SANITARY SEWER LEFT STATION TO THE CITY AS PARKLAND. THE PROPERTY WILL BE EXTENDED TO THE CITY AS CONSTRUCTION DRAWINGS.
 3. THE EXCESS PARKLAND AMOUNT OF 0.73 ACRES SHALL BE APPLIED TO FUTURE PHASES OF WESTVIEW HEIGHTS.

PARKLAND REQUIRED
 PHASE 1: 1.88 AC
 PHASE 2: 1.88 AC
 TOTAL PARKLAND REQUIRED: 3.76 AC

PHASE 1: 1.88 AC
 PHASE 2: 1.88 AC



BENCHMARKS
 ARROW ON HORIZONTAL SOUTHWEST CORNER OF CENTENNIAL DRIVE AND US HIGHWAY 68
 ELEVATION=1642
 ARROW ON HORIZONTAL SOUTHWEST CORNER OF CENTENNIAL DRIVE AND US HIGHWAY 104
 ELEVATION=1043.5

NOTE: THE EXCESS PARKLAND AMOUNT OF 0.73 ACRES SHALL BE APPLIED TO FUTURE PHASES OF WESTVIEW HEIGHTS.

PRELIMINARY
 NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
 DATE: OCTOBER 21, 2018
 ALL SHEETS

