

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
April 19, 2022
7:00 P.M.
City Council Chambers – 100 N. 1st Street

Join Zoom Meeting - <https://zoom.us/j/9951930479> Meeting ID: 995 193 0479

One tap mobile – Call 1-312-626-6799, enter 995 193 0479# when prompted

We encourage all videoconferencing or calling in to let staff know who you are for the record and then mute your microphone or phone until you would like to speak to provide a better overall experience.

Call to order

Determine quorum

New Business and Action Items

1. Discussion and Possible Action on Recommendation for Preliminary Plat for Ridgewood Valley Within Carlisle 2-Mile Jurisdiction

Administrator/Engineer/Commission Reports

Adjournment

**** PLEASE NOTE THAT THIS AGENDA MAY CHANGE UP TO 24 HOURS PRIOR TO
THE MEETING ****



FOX Strand, Inc.
414 South 17th Street, Suite 107
Ames, IA 50010
(P) 513.233.0000
www.strand.com

DATE: April 13, 2022

TO: Deven Markley
City Administrator, City of Carlisle
100 N. 1st Street
Carlisle, IA 50047

RE: Ridgewood Valley – Preliminary Plat Review (Review of Plats within 2 miles)
PROJECT #7023.049

FOX Strand has completed the first review for the Ridgewood Valley Preliminary Plat dated April 1, 2022 and have the following comments:

General Notes (for P&Z/Council):

1. This plat is subject to review by the City of Carlisle per Iowa Code Section 354.9, Subsections 1 and 2 (Review of plats within two miles of a city) and Carlisle Code Section 180.02 (Jurisdiction) since the subject parcel is within two miles of the corporate limits. Per Iowa Code:

“The standards and conditions applied by a city or county for review and approval of the subdivision shall be the same standards and conditions used for review and approval of subdivisions within the city limits or shall be the standards and conditions for review and approval established by agreement of the city and county pursuant to chapter 28E.”

2. Per the City's new comprehensive plan, Item P8 of the Plan for Thoughtful and Cohesive Neighborhood Growth (page 103) states that the City shall:

“Deny approval for rural subdivisions within the City's 2-mile extra-territorial review area that either do not meet the City's subdivision regulations or are not consistent with the Comprehensive Plan's Future Land Use Map and encourage proposed rural development to annex into the City and connect to City water and sanitary sewer service.”

Discussion is necessary whether the development meets the intent of the Comprehensive Plan enough to be allowed by Council. This development is very close to the City's current city limits (0.5-miles). The rural development will not have City water (no fire protection) or City sanitary sewer (only septic systems). The items, below, further discuss the areas of concern for this development that should be reviewed/discussed prior to acceptance as allowed by Code. The intent of the comments below is to show where the proposed development does not meet the requirements of the City Code.

Preliminary Plat Comments:

3. 180.05, FOX Strand has reviewed the proposed lot layout in relation to the Comprehensive Plan and have the following comments regarding density:
 - a. Per the Warren County Future Land Use Map, this area falls within the “Low Density Residential” future land use area. Per the County’s Future Land Use Categories table, this land use shall have “up to 4 dwelling units per acre”. Excluding the outlot and right of way properties, the proposed subdivision shows 0.22 lots/dwellings per acre. This satisfies the Warren County density requirements.
 - b. Per the approved 2021 Carlisle Comprehensive Plan, this property resides within the Future Land Use area defined as “Low-Density Residential”. Per the City’s Future Land Use Categories, this land use shall have “lot sizes ranging from 1 to 5 dwelling units per acre”. The proposed density does not satisfy the City of Carlisle Comprehensive Plan.

Discussion is necessary whether the proposed density should be allowed as it is below the “Low Density Residential” minimum density required by the Future Land Use Plan.

4. 180.05(5), FOX Strand has reviewed the proposed regional street network in relation to the Comprehensive Plan and have the following comments:
 - a. The provided street plan does not match what is shown in the approved Land Use Plan. Per the City's new comprehensive plan, there needs to be provisions for future roadway extensions adjacent to this property:
 - i. Dakota Street should be extended along the south line. This is listed as a "Collector Street" on the comprehensive plan and we would recommend 100-ft right of way for 2-3 lane roadways.
 - ii. 150th Avenue should be extended along the west property line. This is listed as an "Arterial Street" on the comprehensive plan and we would recommend 120-ft right of way for a roadway cross section of 3-5 lanes.
 - iii. The Scotch Ridge Road right of way along Danamere is set up for 120-ft right of way (60-ft each side of center). FOX Strand would recommend this width of right of way be planned for (at a minimum). Currently, the Preliminary Plat shows proposed Scotch Ridge Road right of way at 50-ft each side of center.
 - b. Typically, the development would plat for half right-of-ways when the roadways would be bisected by the development boundary lines.

FOX Strand recommends providing public right of way along the south and west lot lines per above for future streets as per the Land Use Plan. We also recommend a Developer’s Agreement to address future costs associated with the roadway improvements.

5. 180.05(5) & 180.07, FOX Strand has reviewed the proposed local street network in relation to the Comprehensive Plan and have the following comments:
 - a. The Carlisle City Code requires curb and gutter (urban cross section) on all streets with storm sewer and intakes. The Code requires a minimum of 26-ft wide roadway for all public roads with a minimum of 60-ft of right of way.
 - b. The development is proposing a rural 24-ft wide paved drive with 2-ft gravel shoulders and 2-ft deep drainage ditches. This private driveway will be owned and maintained by a homeowner’s association. The driveway will be within a 70-ft ingress/egress.

Discussion is necessary whether the waiver shall be granted for curb and gutter. While curb and gutter is required per 180.07, 2, FOX Strand could support a waiver of this requirement since the roadway will not be maintained by the city (private drive). We recommend the ingress/egress easement allow for the public and city use.

6. 180.07(8), FOX Strand has reviewed the proposed water main within this development in relation to the Comprehensive Plan, Zoning Requirements and Subdivision Requirements and have the following comments:
 - a. The Developer has stated that they have an agreement (may be unofficial) to have water service provided via Warren Water District.
 - b. The water main in this development will likely be 2-inch or 3-inch plastic pipe that will not be City specifications.
 - c. Fire protection will not be possible with the provided water mains.
 - d. If this property is annexed into the City in the future, new water main will need to be placed to facilitate connection to the City's water. This will also likely require that the City purchase service rights from Warren Rural Water.

FOX Strand recommends that the City review what additional costs will be incurred in the future and possibly negotiate (with the Developer) paying for the future costs of infrastructure if the Developer is providing water mains that do not meet City Code. The proposed water main easement should allow the city to place city water mains within said easement if needed in the future.

7. 180.07(2), FOX Strand has reviewed the proposed storm sewer within this development in relation to the Comprehensive Plan and have the following comments:
 - a. No detention calculations have been provided for review. It is unknown whether the subdivision conforms with the Design Standards Manual, which is SUDAS.
 - b. Typically, a storm water management plan shows that the storm water discharges after construction of the subdivision are less than or equal to storm water discharges (matching storm events) prior to construction of the subdivision.

FOX Strand recommends a storm water management plan be provided for review as per SUDAS Design Standards.

8. 180.05, FOX Strand has reviewed the proposed sanitary sewer within this development in relation to the Comprehensive Plan and have the following comments:
 - a. The developer is proposing that all lots utilize private septic systems for wastewater treatment. This is allowed by Code since all lots are larger than 2 acres.
 - b. It is unknown whether the subject parcel fits within a future sanitary sewer basin and/or whether provisions for future gravity/force mains and subsequent easements shall be platted as part of this development.

FOX Strand recommends there be an agreement between City and Developer that an allowance be made for future sanitary sewer infrastructure across the subject parcel if the need arises at some point in the future. At this point, without a sanitary sewer master plan for this area, it is unknown what the city's future needs will be from a wastewater collection standpoint. Sanitary sewer easements are recommended to be added to the plat for future sanitary sewer service to this development.

9. 180.07(5), FOX Engineering has reviewed the proposed bike paths and sidewalks within this development in relation to the Comprehensive Plan, Zoning Requirements and Subdivision Requirements and have the following comments:
- a. The proposed development and the Comprehensive Plan do not show any parks or trails in this portion of the proposed preliminary plat.

FOX Strand recommends review of the trail master plan to determine whether there is a need for regional trail connectivity through this development and require easement to allow future placement of infrastructure.

10. As per 180.07(5): Sidewalks shall be required. The Developer is not showing sidewalks for this development.

Discussion is necessary whether the waiver shall be granted for sidewalk or whether provisions should be made for future sidewalk installation if required by the City in the future.

Please provide a response letter addressing all comments from this review letter and/or state what was modified to address comments.

PRELIMINARY PLAT REVIEW SCHEDULE:

PLANNING & ZONING: April 19, 2022 at 7:00 at the Carlisle City Hall

COUNCIL MEETING: April 25, 2022 at 6:30 at the Carlisle City Hall

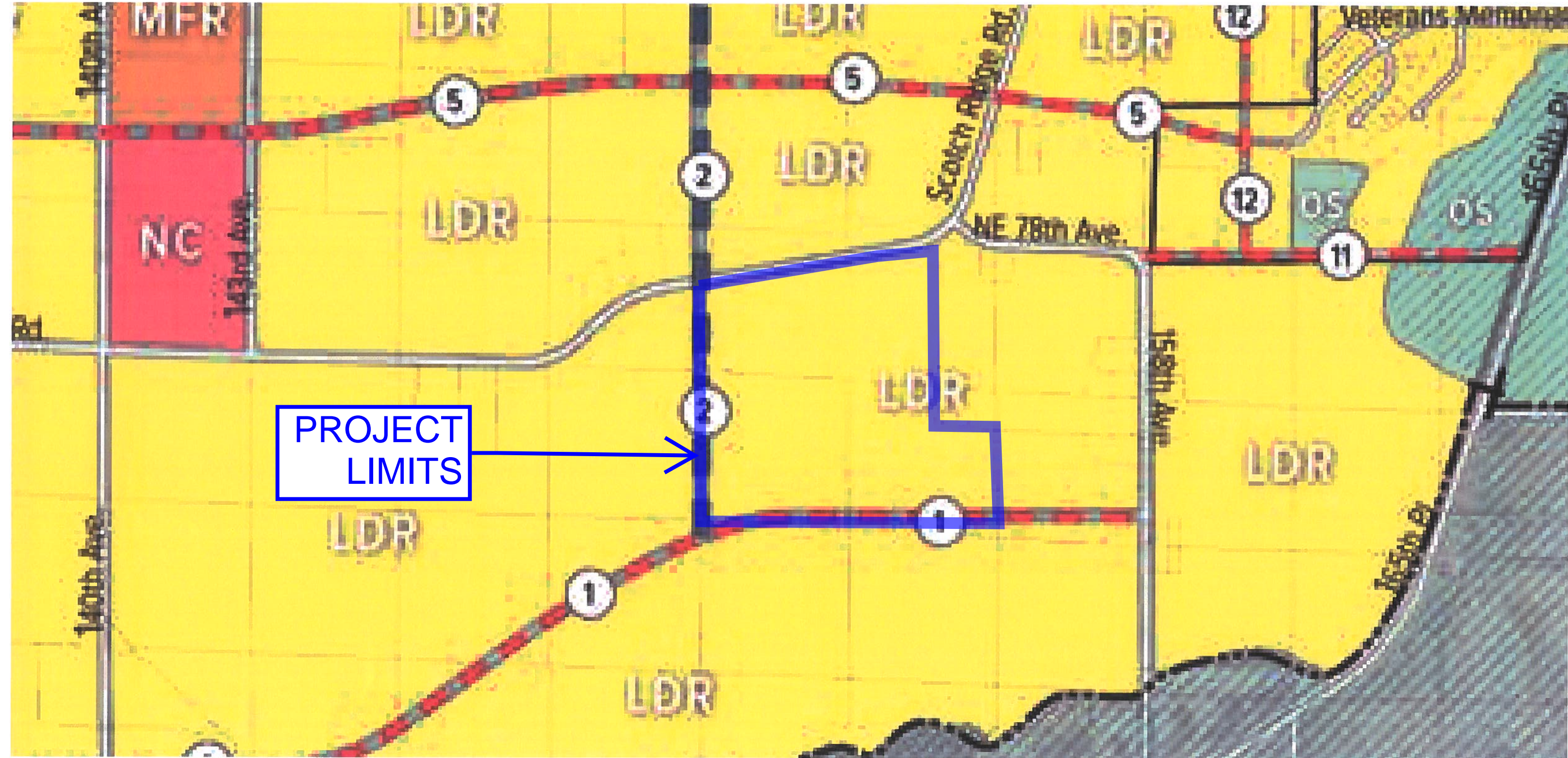
If you have any questions or concerns, please contact Mitch Holtz. We reserve the right to modify and/or add to these comments.



Mitch Holtz, P.E.

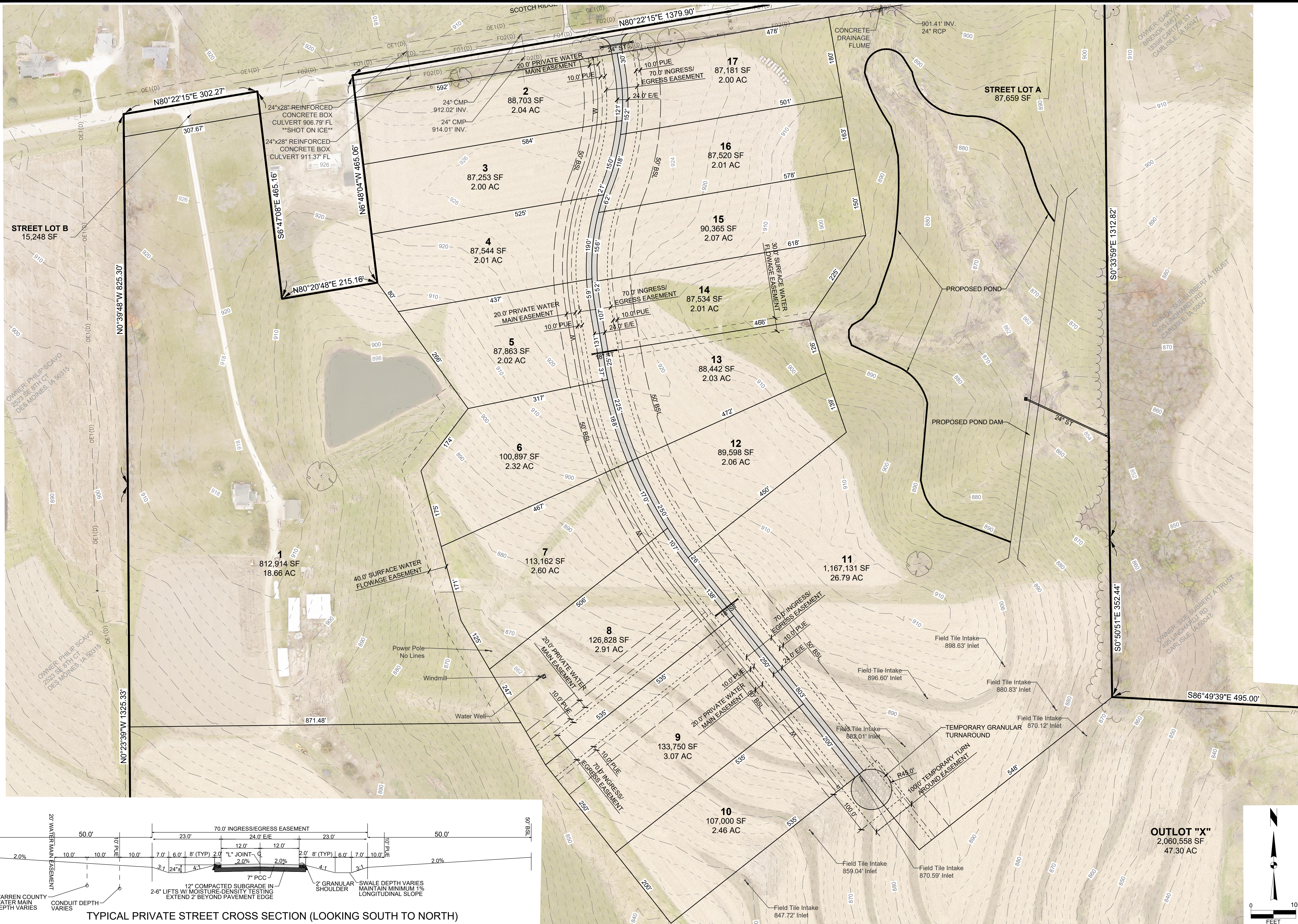
Attachments: Carlisle Comprehensive Plan Project Limits Map

Copy to: Deven Markley, City Administrator



THIS FIGURE IS TAKEN FROM THE APPROVED 2021 CARLISLE COMPREHENSIVE PLAN UNDER THE SECTION ENTITLED "PROPOSED STREETS AND CONNECTIONS".

V:\projects\2022\121.0728\121.0728_PPTI_C300.dwg MATTHEW STEINING, PRELIMINARY PLAT - 2022 SITE LAYOUT PLAN, 2022/04/01, 3:16 PM, AWF FULL BLEED (D) (X) 22.00 INCHES



MARK	REVISION	DATE	BY

Checked By: BKC
Engineer: MLS
Technician: MLS
Scale: 1" = 100'
Date: 4/01/2022
T-R-S: 77N-23W-16
Project No: 121.0728.01
Sheet C300

RIDGEWOOD VALLEY
PRELIMINARY PLAT - 2022 SITE LAYOUT PLAN
WARREN COUNTY, IOWA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 121.0728.01
Sheet C300