City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MJPW

DATE: May 18, 2017

SUBJECT: Final Plat of The Danzer Subdivision

Marty D., Lisa M. and Nathan M. Danzer have submitted and are requesting approval of an application for a final plat to be named The Danzer Subdivision. The plat contains 39.86 acres of land and is located in the southeast corner of the intersection of Carroll County N33/ Olympic Ave and 215th Street. The property is outside the corporate limits for the City of Carroll; however, it is within the City's 2-mile review area.

The property is identified in the 2013 Carroll Comprehensive Plan as Agriculture. The existing zoning is A-2, Agriculture District.

This phase of the development consists of 6 single-family lots, each a minimum of 5 acres in size with one outlot that is 9.294 acres. The lots all meet the minimum requirements for single-family residential.

No new streets or right-of-ways are proposed as part of this development. Lots 1-4 will have access off Carroll County N33/Olympic Ave and Lots 4-6 along with Outlot A will have access off 215th Street.

No new City owned utilities are proposed in the development. West Central Iowa Rural Water will serve each lot and septic will be used for sanitary sewer.

Preliminary Plat

The preliminary plat was reviewed by the Planning and Zoning Commission and recommended to the City Council for approval on April 12, 2017. The City Council approved the preliminary plat on April 24, 2017. The final plat is in substantial conformance with the approved preliminary plat.

The attached final plat is pertinent to the application and includes the exterior boundary description of the proposed plat.

PLANNING AND ZONING COMMISSION RECOMMENDATION: During their May 10th meeting, the Planning and Zoning Commission recommended that the Carroll City Council approve of The Danzer Subdivision Final Plat as presented.

STAFF RECOMMENDATION: That the City Council approve The Danzer Subdivision Final Plat as presented.

CITY OF CARROLL
SUBDIVISION DATA

NAME OF PLAN: The Danzer Subdivision – Final Plat
NAME OF OWNER/DEVELOPER: Marty D., Lisa M. and Nathan M. Danzer

GENERAL INFORMATION:

PLAT LOCATION:	Southeast corner of the intersection of Carroll County N33/ Olympic Ave and 215th Street
SIZE OF PLAN:	39.86 Acres
ZONING:	A-2, Agriculture District

LOTS:

NUMBER:	6 Residential Lots and 1 Outlot for Agricultural use for future residential use
SIZE/DENSITY:	0.15 units per acre
USE:	Agriculture and Single Family Residential
BUILDING LINES:	60' front yard; 100' rear yard; and 30' side yard

ADJACENT LANDS:

NORTH:	Agricultural Land
SOUTH:	Agricultural Land and Single-Family Residential (A-2)
EAST:	Agricultural Land and Single-Family Residential (A-2)
WEST:	Agricultural Land

STREET DEVELOPMENT:

No new streets or right-of-ways are proposed as part of this development. Lots 1-4 will have access off Carroll County N33/ Olympic Ave and Lots 4-6 along with Outlot A will have access off 215th Street.

WASTE WATER:

No new City owned water utilities are proposed in the development. West Central Iowa Rural Water will serve each lot.

WATER SYSTEM:

No new City owned sanitary sewer utilities are proposed in the development. Each lot will be served by a septic system for sanitary sewer service.

FINAL PLAT DRAWING: Staff recommends approval

City of Carroll 112 E. 5th Street Carroll, Iowa 51401 712/792-1000

RESOLUTION NO. _____

WHEREAS, Marty D. Danzer, Lisa M. Danzer and Nathan M. Danzer, owners of certain real estate described in a certain plat filed by them with the City Clerk of the City of Carroll, Iowa, known as The Danzer Subdivision of the NW1/4 SW1/4 of Section 33, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa; and,

WHEREAS, the said Plat has been duly examined by the City Planning and Zoning Commission, which has recommended approval of the same on May 10, 2017, and found same to conform to the general plan of the City; and,

WHEREAS, said Plat has been examined by the City Council and found to conform to the City of Carroll Subdivision Ordinance and falls within the general plan of the City of Carroll, Iowa, and is found to comply with Chapter 354 of the 2017 Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa:

1. That the plat of The Danzer Subdivision of the NW1/4 SW1/4 of Section 33, Township 84 North, Range 34 West 5th P.M., Carroll County, Iowa, is found to conform with the law and is hereby accepted.

2. That all easements and rights-of-way for the construction and maintenance of water mains, water facilities, power lines and other utilities shall be furnished and granted when requested.

3. That this Resolution shall be fully binding upon the owners, their assigns, purchasers or successors in interest.

4. That the Mayor and City Clerk of the City of Carroll, Iowa, are hereby directed to certify this Resolution and cause the same to be affixed to the said Plat as provided by law.

Passed and approved by the Carroll City Council this 22nd day of May, 2017.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

CERTIFICATE

State of Iowa)
ss.
Carroll, County)

We, Eric P. Jensen, Mayor and Laura A. Schaefer, City Clerk of the City of Carroll, Iowa hereby certify that at a meeting of the City Council of the City of Carroll, Iowa, held on the 22nd day of May, 2017 the attached Resolution was adopted by the City Council of the City of Carroll, Iowa, approved by the Mayor, duly entered into the record of the City Council meeting of that date, and we further certify that the Final Subdivision Plat is found to conform to the law as approved and accepted and we hereby certify this Resolution and cause the same to be affixed to the Final Subdivision Plat as provided by law.

_____
Eric P. Jensen, Mayor

ATTEST:

_____
Laura A. Schaefer, City Clerk

State of Iowa)
ss.
Carroll County)

On this 22nd day of May, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who, being by me duly sworn did say that they are the Mayor and City Clerk respectively, of the City of Carroll, Iowa, executing the within and foregoing instrument, and that said instrument was signed and sealed on behalf of the City of Carroll, Iowa, by authority of its City Council and that said Mayor and City Clerk, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the City of Carroll, Iowa, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

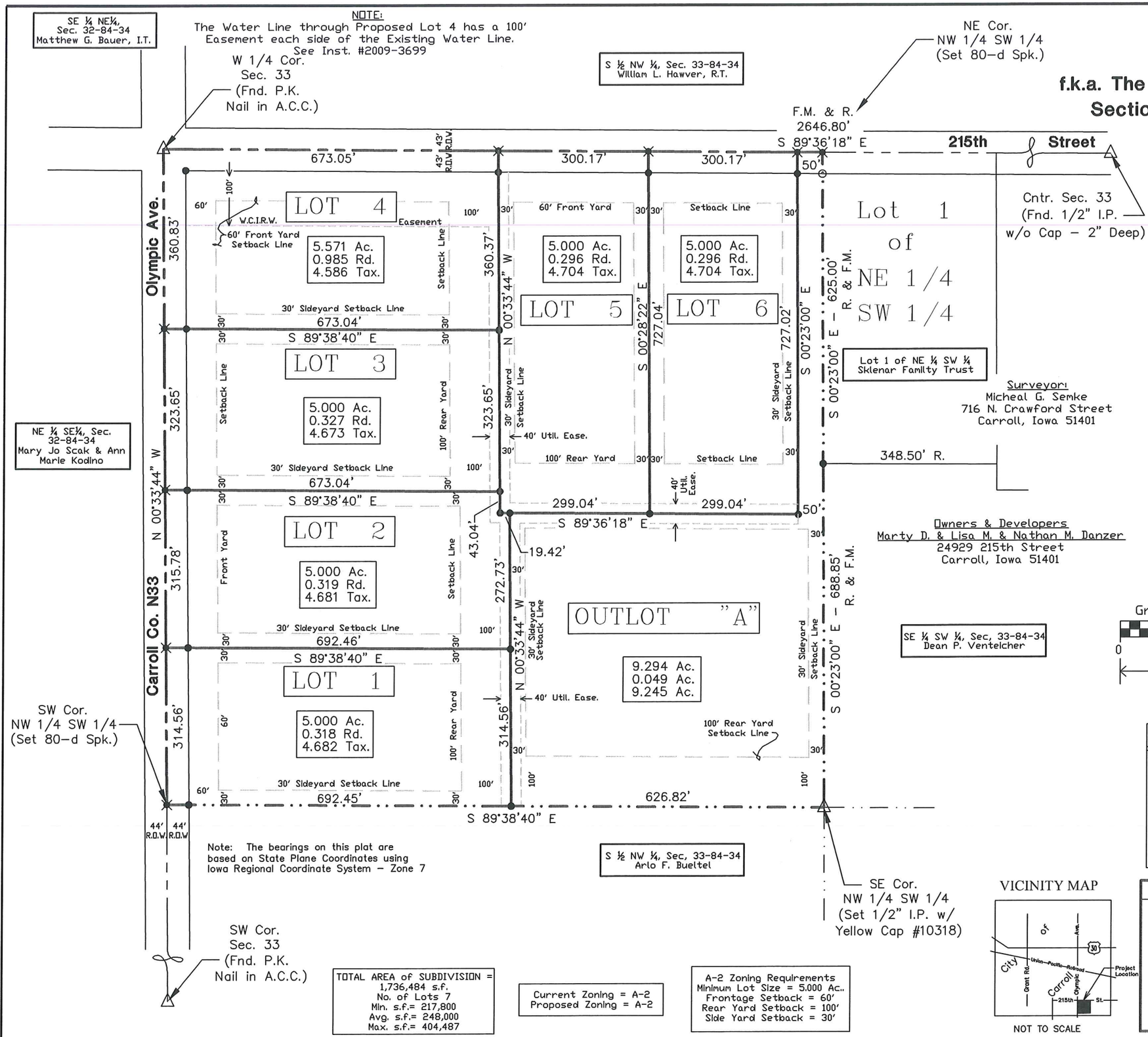
FINAL PLAT

The Danzer Subdivision

f.k.a. The Northwest Quarter of the Southwest Quarter

Section 33, Township 84 North, Range 34 West

Carroll County, Iowa



LEGAL DESCRIPTION of AREA to be PLATTED:

The Northwest Quarter of the Southwest Quarter of Section 33, Township 84 North, Range 34 West of the 5th P.M., Carroll County, Iowa.

LEGAL DESCRIPTION of NEW LOTS:

The above described parcel shall hereby be divided into Lots with Names, Numbers and Dimensions as shown hereon and shall hereafter be known as Lots 1, 2, 3, 4, 5, and 6 AND Outlot "A" of The Danzer Subdivision of said Norhtwest Quarter of the Southwest Quarter of Section 33, Township 84 North, Range 33 West of the 5th P.M., Carroll Co., Iowa.

Marty D. Danzer — Date 5-3-17

Lisa M. Danzer — Date 5/3/17

Nathan M. Danzer — Date 5-3-17

Surveyor:
Micheal G. Semke
716 N. Crawford Street
Carroll, Iowa 51401

Owners & Developers
Marty D. & Lisa M. & Nathan M. Danzer
24929 215th Street
Carroll, Iowa 51401

NORTH

Graphic Scale in Feet
0 200 400
1" =

LEGEND

- △ = Section Corner
- ○ = Corner Found (1/2" Rerod w/ Yellow Cap #10318 unless noted)
- ✕ = 'Survey Mark' Spike w/ Washer #10318
- ● = Iron Pin to be Set by L.S. #10318 upon Approval of Final Plat (1/2" x 24" Rerod w/Yellow Cap #10318)
- R. = Record Dimension
- F.M. = Actual Field Measure

TOTAL AREA of SUBDIVISION = 1,736,484 s.f.
No. of Lots 7
Min. s.f.= 217,800
Avg. s.f.= 248,000
Max. s.f.= 404,487

Current Zoning = A-2
Proposed Zoning = A-2

A-2 Zoning Requirements
Minimum Lot Size = 5.000 Ac..
Frontage Setback = 60'
Rear Yard Setback = 100'
Side Yard Setback = 30'

VICINITY MAP

NOT TO SCALE

APPROVALS

RECOMMEND FINAL APPROVAL PLANNING & ZONING COMMISSION	FINAL APPROVAL CITY OF CARROLL, IOWA
CHAIRMAN	MAYOR
DATE SECRETARY	DATE CLERK

LICENSED LAND SURVEYOR — Micheal G. Semke 10318 — IOWA

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 licensed Land Surveyor under the laws of the State of Iowa.

Signature — Date of Survey 4/28/17

Micheal G. Semke, L.S. No. 10318
Printed or Typed Name

Pages or sheets covered by this seal: THIS PAGE — My license renewal date is December 31, 2017.

Semke and Associates
716 N. Crawford Street
P.O. Box 623
Carroll, Iowa 51401
(712) 792-2276

Semke and Associates

The NW ¼ of the SW ¼ all in Sec. 33 -T84N - R34W Carroll County, Iowa.

Checked by: DJM | Project No. SPN17003

Drawn: 04-20-17 by MGS