

PLANNING & ZONING AGENDA ITEM #5

Planning & Zoning Meeting date: 6/11/13

SUBJECT: Approval of a Final Plat for Parkview Crossing Plat 10

SYNOPSIS: The property is within the overall Parkview Crossing development south of the main Waukee School District Campus. This area was included as a part of the preliminary plat that was done for Parkview Crossing Plat 8 and had been indicated as a future phase of the originally proposed 35 lot subdivision. Eight lots were platted as a part of Parkview Crossing Plat 8; 13 with Plat 9. This proposal involves the final 12 single family lots proposed within the planned area as a desire to create lots approximately 75 feet in width are accommodated with this plat. The extension of SE Waters Edge Drive has been extended from its current location at the intersection of SE Prairie Park Lane to the south and now intersects with SE Pleasant View Drive.

At this time, the applicant is requesting approval of another final plat largely consistent with the original development plan for Parkview Crossing Plat 8.

STAFF RECOMMENDATION: Staff would recommend approval of the final plat for Parkview Crossing Plat 10 subject to final completion and acceptance of remaining public improvements and review of legal documents by the City Attorney.

PROPOSED MOTION: Motion to Approve the final plat for Parkview Crossing Plat 10 subject to final completion and acceptance of remaining public improvements and review of legal documents by the City Attorney.

ATTACHMENTS:

SUPPORTING DOCUMENTS:

- I. Staff Report
- II. City Comment Letter, dated 2/27/2013
- III. Final Plat

Prepared by: Ben Landhauser, City Planner



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Parkview Crossing Plat 10 – Final Plat

DATE: June 11, 2013

GENERAL INFORMATION:

Applicant: Jerry’s Homes, Inc.
Requested Action Final Plat Approval
Location and Size: Property is generally located east of Parkview Crossing Drive, north of SE Pleasant View Drive containing approximately 3.803 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-2
North	Parkview Crossing Plat 9	Neighborhood Residential	R-2
South	Vacant – Undeveloped	Neighborhood Residential	R-3
East	Parkview Crossing Plat 8	Neighborhood Residential	R-2
West	Vacant – Undeveloped	Futures Corridor	C-1

BACKGROUND:

The property is within the overall Parkview Crossing development south of the main Waukeee School District Campus. This area was included as a part of the preliminary plat that was done for Parkview Crossing Plat 8 and had been indicated as a future phase of the originally proposed 35 lot subdivision. Eight lots were platted as a part of Parkview Crossing Plat 8; 13 with Plat 9. This proposal involves the final 12 single family lots proposed within the planned area as a desire to create lots approximately 75 feet in width are accommodated with this plat. The extension of SE Waters Edge Drive has been extended from its current location at the intersection of SE Prairie Park Lane to the south and now intersects with SE Pleasant View Drive.

At this time, the applicant is requesting approval of another final plat largely consistent with the original development plan for Parkview Crossing Plat 8.



Aerial of Project (in **YELLOW**) and Surrounding Properties w/anticipated Alice's Road alignment

PROJECT DESCRIPTION:

The applicant is requesting approval of a final plat for 12 single family residential lots, considered to be the final phase of a 33 lot subdivision development. Two outlots are proposed as part of the development in order to accommodate the necessary storm water management of the subdivision. The outlots will be maintained by the homeowner's association comprised of lots within Parkview Crossing Plats 8, 9, and 10.

LOTS:

The final plat indicates lots sizes ranging from 9,375 to 11,814 square feet which exceed the minimum regulations for R-2 zoned single family lots. All lots will have a front and rear yard setback of 30 feet and a side yard setback of 15 total feet, 7 feet minimum on one side.

STREETS:

As a part of this plat, SE Waters Edge Drive has been extended from the SE Pleasant View Drive intersection north to the plat boundary where an existing street stub had been installed as part of Plat 9.

SIDEWALKS/TRAILS:

Public sidewalks will be provided along all streets within the development as each lot is built upon. The sidewalk adjacent to the outlots has been installed as part of the plat improvements and would be maintained in the future by the homeowner's association.

EASEMENTS:

Several easements will be provided within the plat based upon the location of constructed and proposed utilities.

OUTLOTS:

Outlot X and Y, identified on the final plat, will be reserved, owned, and maintained by the homeowner's association as properties necessary to the overall storm water management of the subdivision.

UTILITIES:

Sanitary sewer and storm sewer have been extended down the west side of SE Waters Edge Drive with individual service stubs routed to each lot from the west side of the street. Water main was extended down the east side of SE Waters Edge Drive with individual service stubs routed to each lot from the east side of the street.

STAFF RECOMMENDATION

At this time staff feels comfortable with the final plat and the status of the required public improvements and would recommend Approval of the Final Plat for Parkview Crossing Plat 10 subject to the completion and acceptance of remaining public improvements and review of all legal documents by the City Attorney.

CITY OF WAUKEE

Ben Landhauser
City Planner



Development Services Department

230 W. Hickman Road

Waukeee, IA 50263

Phone: (515) 978-9533

Fax: (515) 987-1845

February 27, 2013

Civil Engineering Consultants, Inc.

Attn: Melissa Hills

2400 86th Street, Unit 12

Des Moines, IA

RE: Parkview Crossing Plat 10 – Final Plat

Dear Mrs. Hills:

Per your request, staff has reviewed the proposed final plat for Parkview Crossing Plat 10. The property is generally located east of SE Parkview Crossing Drive and north of SE Pleasant View Drive. Based upon our review, staff has the following comments related to the final plat:

1. All existing easements indicated through lots within Parkview Crossing Plat 8 should be called out for clarity and referenced with the applicable Book and Page for clarity. **The easements not related to this plat have been removed from the drawing.** *It is not standard practice to show offsite easements on a final plat. Only recorded final plats and easements documents should be used when inquiring about an offsite easement. Attached to this response letter are several examples of Final Plat indicating easements adjacent to the recorded plat. Staff still maintains the request to show all adjacent easements on the final plat with the recorded Book and Page in half tone.*
2. The existing trail easement running through the rear yards of Lots 7 – 12 should be indicated on the final plat for abandonment as done for Lots 6 – 13 of Plat 9. **The trail easement was vacated on the Final Plat of Parkview Crossing Plat 8.** *Any reference to the vacated easement has been removed from the drawing. Noted. Staff will verify that the easement was officially vacated by the City with the recording of Plat 8 and/or 9.*
3. Staff would request that the existing addresses for the lots adjacent to the plat be indicated in half tone for clarity. Please address. **(Shown on Survey)**
4. Outlots X and Y should be indicated with the storm sewer, storm water detention, and overland flowage easement designation as described in Note #3 on the final plat for clarity. **(Shown on Survey)**
5. A storm water detention easement should be provided for the area in the rear of Lot I where the 100 year flood limit extends into the property. **The grading in this area will be updated to remove the 100 year flood limit from Lot I and will be contained within Lot 'Z' of Plat 8.** *The final grading has not been completed and can be adjusted without affecting the volumes of the pond. Noted.*
6. Temporary siltation basin easements should be provided for the basins adjacent to Lot Z, and Outlot Y in Lots 5, 8, and 9 as proposed in the construction drawings and SWPPP. **The siltation basins will not exist at the time of platting. The flume construction will remove the temporary silt basins on the east side of the plat prior to filing of the final plat. The remainder of the site should be stabilized and not require the west temporary silt basin. It is not our intent to file the final plat prior to site construction and stabilization being complete. Noted.**
7. The street lighting symbols along SE Waters Edge Drive should be eliminated from the final plat. **(Deleted signs & light poles from plat)** *This was included on the first submittal because it was on the city checklist. Noted.*
8. As-built spot elevations should be provided through the rear yards of Lots 7 – 12 where the flume exists identifying the low point where the flume crosses each property line. Spot elevations should also be provided for Detail A identifying the low point of the overland flowage easement, where the

easement crosses the property lines of Lot 1. (The asbuilt elevations will be provided after the construction of the flume.) **Noted.**

9. The 25 foot overland flowage easement in the rear yard of Lots 5 and 6 should be indicated on the final plat consistent with the construction drawings. Additionally, spot elevations should be provided through the overland flowage easement indicating the low point of the easement at the property lines and mid point of the easement. (Shown on Survey) **This will also need to be included once construction has been completed to verify grades are as proposed by the construction drawings.**
10. The 30 foot temporary grading easement adjacent to lots 7 – 12 should be indicated on the final plat. (Shown on Survey – This cannot be part of this plat since it is not owned by Jerry's Homes, Inc. This should be defined by a separate document and/or Easement Exhibit) See my response to comment #1. **SEE RESPONSE TO COMMENT #1 AND ATTACHMENTS**
11. The 25 foot by 30 foot water main easement at the east end of SE Pleasant View Drive should be indicated on the final plat. (Shown on Survey – This cannot be part of this plat since it is not owned by Jerry's Homes, Inc. This should be defined by a separate document and/or Easement Exhibit) See my response to comment #1. **SEE RESPONSE TO COMMENT #1 AND ATTACHMENTS**
12. Note #5 should be revised to clarify the installation of sidewalk and corresponding truncated domes at the time of individual lot build-out, citing the installation of sidewalk through Outlots X and Y completed as a part of the public improvements to the plat. (Updated note #5) **Noted.**
13. Note #6 can be **eliminated** from the plat. (Added as per the preliminary plat comments. This note was required on previous plats.) **Please eliminate from this final plat.**
14. A note should be added to the plat identifying the intended ownership and maintenance responsibilities related to Outlots X and Y. (To be decided) *Please refer to the attached documents that were recorded with plat 8. I think we need to amend the maintenance agreement so costs are divyed up between 33 lots instead of 35 per the preliminary plat. I am not sure if the homeowner's association and declaration docs need to be undated too? Currently Lot Z is owned by the city but maintained by the association. It is my recollection that outlot 'X' and 'Y' will be owned by the association, but I think the maintenance agreement should clarify who is to maintain the box culvert and overland flowage areas which are outside of the 100 year pond elevation. Please review the currently filed documents and let us know how to proceed. **The detention pond and outlots are to be maintained by the Homeowner's Association. Please see the attached document recorded as a part of Plat 9. It is anticipated that a similar update will be made and recorded with Plat 10 identifying this requirement. Staff still maintains a desire for a note to be added to the final plat identifying the Homeowner's Association's responsibility for maintenance.***
15. All legal documents should be provided for staff and attorney review prior to the plat being taken before the Planning and Zoning Commission or City Council. *These will be provided at a later date.* **Noted.**

Based upon the state of the final plat, staff would anticipate taking the project before the Planning and Zoning Commission as soon as the public improvements are substantially completed. Should you have any questions or concerns regarding these comments, please feel free to contact Brad Deets or myself at 987-4522.

Sincerely,

Ben Landhauser
City Planner

FINAL PLAT PARKVIEW CROSSING PLAT 10 WAUKEE, IOWA

PROPERTY OWNER:
JERRY'S HOMES, INC.
10430 NEW YORK AVENUE, SUITE C
URBANDALE, IOWA 50322
CONTACT: JEFF GADDIS
515-276-5482

PREPARED FOR:
JERRY'S HOMES, INC.

LEGAL DESCRIPTION:
OUTLOT 'X', PARKVIEW CROSSING PLAT 9, AN OFFICIAL PLAT RECORDED IN BOOK 2011, PAGE 120411 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA. THIS PARCEL CONTAINS 3.803 ACRES MORE OR LESS.

ZONING:
R-2

SETBACK REQUIREMENT:
FRONT - 30'
REAR - 30'
SIDE - 15' TOTAL (7' MINIMUM)

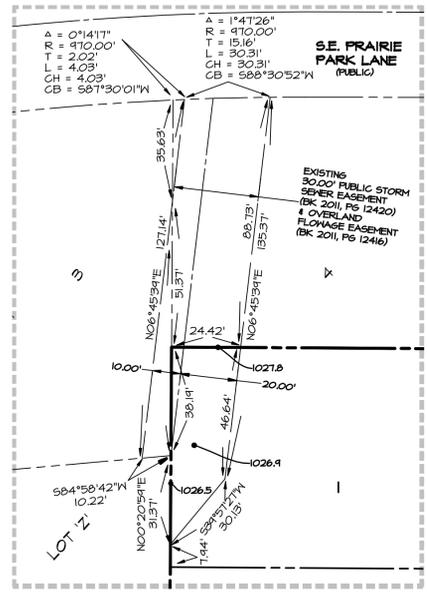


VICINITY MAP: NOT TO SCALE

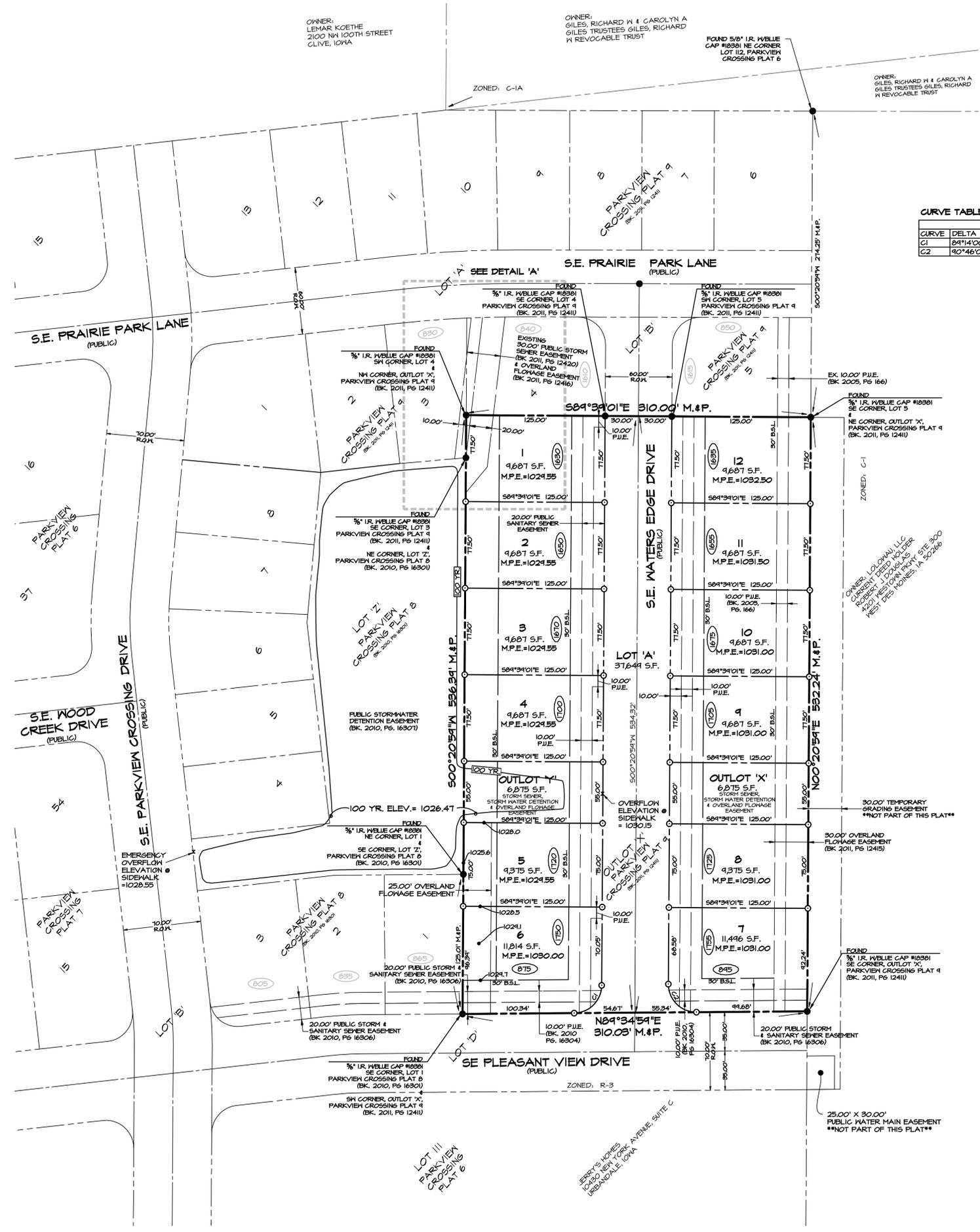
BENCHMARK:
CITY OF WAUKEE BENCHMARK LOCATED ON THE BURY BOLT OF THE WATER HYDRANT LOCATED ON THE N.W. CORNER OF LOT 26, PARKVIEW CROSSING PLAT 6
ELEVATION= 1025.46

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	84°14'00"	25.00'	38.94'	24.67'	35.12'	N44°51'54"E
C2	90°46'00"	25.00'	34.60'	23.34'	35.54'	S45°02'01"E



DETAIL 'A'
SCALE: 1" = 30'



- NOTES:**
- LOT 'Z', PARKVIEW CROSSING PLAT 8 IS A STORM WATER DETENTION EASEMENT RECORDED IN BOOK 2010, PAGE 16307.
 - LOT 'A' IS TO BE DEDICATED TO THE CITY FOR STREET PURPOSES.
 - OUTLOTS 'X' AND 'Y' ARE TO BE USED FOR STORM SEWER, STORM-WATER DETENTION & OVERLAND FLOWAGE EASEMENT. IT SHALL BE THE LOT OWNER'S RESPONSIBILITY TO INSTALL THE SIDEWALK AS THE LOT IS DEVELOPED. SIDEWALK SHALL BE INSTALLED PER STANDARD DRAWING #35 IN THE WAUKEE STANDARD SPECIFICATIONS.
 - ALL SIDEWALK CROSSINGS SHALL BE INSTALLED WITH TRUNCATED DORIES AND WARNING PANELS AT THE TIME OF INDIVIDUAL LOT BUILD-OUT. THE SIDEWALKS ON OUTLOTS 'X' & 'Y' SHALL BE CONSTRUCTED AS PART OF THE PUBLIC IMPROVEMENTS.
 - THE MINIMUM PROTECTION ELEVATIONS REQUIRED ON THIS PLAT ARE FROM THE PROJECT ENGINEER'S CALCULATIONS. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OR CORRECTNESS OF THESE ELEVATIONS.
 - THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLATS OF PARKVIEW CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2005, PAGE 166, AND PARKVIEW CROSSING PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 2010, PAGE 1630, AND PARKVIEW CROSSING PLAT 9, AN OFFICIAL PLAT RECORDED IN BOOK 2011, PAGE 12418. ALL PLATS WERE RECORDED AT THE DALLAS COUNTY RECORDER'S OFFICE.
 - THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5000 FOR INDIVIDUAL LOTS.
 - LOT 'Z', PARKVIEW CROSSING PLAT 8 & OUTLOTS 'X' & 'Y' OF PARKVIEW CROSSING PLAT 10 SHALL BE OWNED & MAINTAINED BY THE PARKVIEW CROSSING PLAT 8, 9, & 10 HOMEOWNER'S ASSOCIATIONS.

LEGEND

	PROPERTY BOUNDARY
	SECTION LINES
	LOT LINES
	CENTERLINE
	EASEMENT LINES
	BUILDING SETBACK LINE
	FOUND PROPERTY CORNER (1/4" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
	SET PROPERTY CORNER (1/4" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
	FOUND CUT 'X'
	MEASURED BEARING & DISTANCE
	PREVIOUSLY RECORDED BEARINGS & DISTANCE
	IRON ROD
	IRON PIPE
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK LINE
	ADDRESS
	MINIMUM PROTECTION ELEVATION
	RECORDER'S INDEX BOOK & PAGE
	STREET SIGN LOCATION
	STREET LIGHT LOCATION

CERTIFICATIONS

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. MELISSA M. HILLS, IOWA REG. NO. 16023 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013 PAGES OR SHEETS COVERED BY THIS SEAL: MINIMUM PROTECTION ELEVATIONS, 100'-YEAR ELEVATIONS, & OVERFLOW ELEVATIONS.
	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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014 PAGES OR SHEETS COVERED BY THIS SEAL:

DATE: 02-04-2013
REVISION:

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

Scale: 1"=50'
0' 10' 20' 30' 40' 50' 100'

NORTH

E-6704