

# **PLANNING & ZONING AGENDA ITEM #5**

Planning & Zoning Meeting date: 4/09/13

***SUBJECT:*** Approval of a Preliminary Plat for Westown Meadows Plat 2

***SYNOPSIS:*** The applicant is requesting approval of a preliminary plat for a 51 lot single family subdivision located south of SE Westown Parkway and east of the Westown Meadows Plat 1 subdivision.

The lots range in size from 9,500 square feet to 17,000 square feet. The subdivision includes the extension of two streets as well as one new street.

It should be noted that the property is still going through the rezoning process. Final consideration of the rezoning for the property is scheduled for April 15, 2013.

***STAFF RECOMMENDATION:*** Staff would recommend approval of the preliminary plat for Westown Meadows Plat 2 subject to final consideration of the rezoning of the property.

***PROPOSED MOTION:*** Motion to Approve the preliminary plat for Westown Meadows Plat 2.

***ATTACHMENTS:***

***SUPPORTING DOCUMENTS:***

- I. Staff Report
- II. City Comment Letter dated 4/02/2013
- IV. Preliminary Plat

Prepared by: Brad Deets, Development Services Director



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Brad Deets

**RE:** Westtown Meadows Plat 2 – Preliminary Plat

**DATE:** April 9, 2013

**GENERAL INFORMATION:**

**Applicant:**

ARAC, LLC.

**Requested Action**

Preliminary Plat Approval

**Location and Size:**

Property is generally located East of SE L.A. Grant Parkway, South of SE Westtown Parkway adjacent to Westtown Meadows Plat 1 containing approximately 18.75 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan / Alice's Road Corridor Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential / Single Family Traditional/SF Small Lot	R-2**
North	Grant Park 2 Subdivision – Single Family Residential	Neighborhood Residential	R-2
South	Vacant – Undeveloped/Agricultural	Neighborhood Residential / Single Family Traditional	A-1
East	Vacant - Undeveloped	Neighborhood Residential / Multi-Family rowhouse	R-3**
West	Westtown Meadows Plat 1	Neighborhood Residential/ Single Family Traditional	R-2

**\*\*Subject to final consideration of rezoning of property**

**BACKGROUND:**

The subject property is located just east of Westtown Meadows Plat 1 and on the south side of Westtown Parkway. The proposed subdivision sets south of the Grant Park subdivisions. side of Waukeee South Middle School off of SE L.A. Grant Parkway, south of the Grant Park subdivision. This property was included in the master planning conducted for the Alice's Road Corridor Master Plan and was identified in the plan as an area that could be developed as traditional single family residential and small lot single family residential(R-1 or R-2). The Planning and Zoning Commission recently reviewed the rezoning request related to this property, changing from A-1 Agricultural District to R-2 One and Two Family Residential District on March 12, 2013. The third consideration of the rezoning is scheduled to be considered by the City Council on April 15, 2013.



## **PROJECT DESCRIPTION:**

### **LOTS:**

The preliminary plat includes 51 single family residential lots. The lots range in size from 9,500 square feet to 17,000 square feet. The typical lot frontage is proposed to be approximately 70 - 75 feet. All of the lots included in the preliminary plat will have a minimum front yard setback of 30 feet, a minimum side yard setback of 15 feet total (7 minimum on one side), and a minimum rear yard setback of 30 feet.

### **STREETS:**

SE Willowbrook Drive will be extended through the plat from the Grant Park subdivision to the north (Across SE Westown Parkway). SE Wildflower Drive will be extended from Westown Meadows from the west and a third street, SE Riberbirch Lane will loop from SE Wildflower Drive to SE Willowbrook Drive. The streets within the subdivision will accommodate parking on one side of the street.

A small portion of SE Westown Parkway adjacent to this plat will be extended as a part of the Grant Park Plat 3 subdivision approved earlier this year which is scheduled for construction later this Spring.

A 10 foot public trail will be constructed along the southern boundary of the plat. In the future, the trail will be extended through the Waukee South Middle School property to the west and continue toward SE Alice's Road on the east. A 10 foot public trail also exists along SE Westown Parkway.

### **EASEMENTS:**

Several easements are proposed within the plat based upon the location of proposed utilities. A few off-site stormwater related easements will be provided along the adjacent property to the east for proper management of the storm water currently flowing through the property that will need to be intercepted and redirected.

A landscape buffer will be provided across the northern portions of Lots 1 and 30 - 33 to satisfy the ordinance requirement for a landscape buffer to be constructed along residential lots where access will not be permitted.

### **UTILITIES:**

8" sanitary sewer and 8" water main will be laid to service the lots. The sanitary sewer will be extended to the plat from Westown Meadows Plat 1.

Storm water from a portion of the plat will be detained within a proposed outlot at the south end of the plat. The remaining stormwater will be routed to a temporary detention area on the property directly east of the proposed subdivision. Permanent detention would be established as a part of that subdivision in the future.

**PARKLAND DEDICATION:**

Based upon the number of lots within the subdivision, the applicant is required to dedicate .92 acres for parkland purposes. The applicant has proposed the dedication to take place within Outlot Y as reflected on the preliminary plat. This parkland area would be increased over the time as further development of the adjacent property to the east and south occurs.

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the preliminary plat and would recommend approval subject to any remaining staff comments and to final approval of the rezoning of the property.

**CITY OF WAUKEE**

Brad Deets  
Development Services Director



**Development Services Department**

230 W. Hickman Road

Waukeee, IA 50263

Phone: (515) 978-9533

Fax: (515) 987-1845

April 2, 2013

Cooper Crawford & Associates, LLC

Attn: Brad Cooper

475 S. 50<sup>th</sup> Street, Suite 800

West Des Moines, IA 50265

RE: Westtown Meadows Plat 2 – Preliminary Plat

Dear Mr. Cooper:

Per your request, staff has reviewed the request for Westtown Meadows Plat 2 located off of SE Westtown Parkway south of the Grant Park subdivision and east of the Waukeee South Middle School. Based upon our review, staff has the following comments related to the preliminary plat:

1. A note should be added to the plat indicating Outlot Z to be maintained by the homeowner's association. Additionally, Note #1 should be revised to include the future maintenance responsibility of all landscape buffers by the Homeowner's Association after the initial plantings are installed by the developer.
2. The proposed park ground should be indicated in an outlot and a note provided on the plat indicating the dedication of Lots A, B, C, and Outlot X (Parkland) to be dedicated to the City of Waukeee.
3. The existing 10 foot trail along the south side of SE Westtown Meadows should be indicated on the plat for clarity. Additionally, the planned portion of 10 foot trail east of the Westtown/Willowbrook intersection adjacent to Lot 1 would need to be installed as a part of this plat.
4. **The proposed public improvements that were approved for Grant Park Plat 3 should be indicated on the plat in halftone for reference. A copy of those plans has been attached for your use.**
5. Staff would request that the proposed SE Prairie Creek Drive be revised to a new name as it is not in good progression with the existing portion of that street to the north. Staff would suggest SE Riverbirch Lane as a possible name. Please address.
6. **All existing easements through the plat or adjacent to the plat which were recorded as a part of Westtown Meadows Plat 1 should be indicated on the plat with Book and Page.**
7. Any portion of the existing detention and overland flowage easement through the proposed Outlot Z and Lots 16—19 needing to be abandoned should be indicated on the plat for clarity. **The 100-year flood limits should be illustrated on the preliminary plat for clarity. Staff still believes that the proposed grades in and surrounding Outlot Z will extend a 100-year storm event into the rear yards of lots 13—29 which should be addressed by additional change in proposed grades and or easements across the lots reflective of the storm water area during this type of storm event. Staff would prefer to see the entire 100 year flood entirely accommodated within Outlot Z if at all possible. Please address.**
8. All proposed easements should be indicated on the plat including: storm sewer, overland flowage, sanitary sewer, detention, off-site temporary detention, temporary overland flowage, etc. **The proposed 15 foot storm sewer easements between lots should be revised and indicated as 20 foot lots.**
9. An overland flowage easement should be provided in the rear yards of Lots 30—33 for the flow of water to the intake in the rear of Lot 31.

10. ~~Verify that the existing location of the flared end section through a portion of the proposed Outlot Z will not prevent the City from installing the 10 foot trail through the 20 foot easement along the south end of the easement. The grades should also address providing a minimum 2 foot shoulder adjacent to the trail.~~
11. The public utility easement proposed to run through the eastern portion of the proposed Parkland should be revised to run along the southern 10 feet of Lot 12 back toward SE Willowbrook Drive to the west so that there are no easements running through the Park. Additionally, the front and rear yard setbacks can be removed from the park ground.
12. The width of street proposed for SE Willowbrook Drive may be reduced to a 29 foot b/b street and the width of SE Prairie Creek Drive increased from 26 foot b/b to 29 foot b/b.
13. Verify the alignment of the proposed approach of SE Willowbrook Drive matches the centerline of the existing portion of street to the north. It appears that the ROW matches the existing portion to the north, but the actual pavement centerline does not align from north to south.
14. **Verify the grades along SE Westown Parkway based upon the approved plans for Grant Park Plat 3.**
15. ~~Verify all overland flowage easements, permanent and temporary, are at 2% grade across each lot. This should include the proposed drainage swale from this plat over to the temporary detention basin proposed on a portion of the planned multi-family property.~~
16. The temporary detention pond and temporary overland flowage easements needed to accommodate the proposed outletting of water to the east should be identified on the preliminary plat. Staff would request that the temporary detention pond be situated in close proximity to the location(s) identified on the concept plan submitted with the rezoning and not adjacent to the proposed Lots 1 – 12 to avoid any potential issues in the future between the single family home properties and an apartment development. **Staff also requests permanent overland flowage easements be provided on the east side of Lots 1 – 12 on the planned multi-family property to collect and distribute the stormwater from those properties toward the storm sewer outlet point and then directing the water over to the temporary detention pond so that the overland flowage easement can be established at 2% grade and keep the water away from the single family lots. Please address.**
17. Street grades should be indicated on the preliminary plat.
18. Berming for the landscape buffer through the northern portion of Lot 1 should be indicated on the plat.
19. Storm water computations should be provided for review as a part of the next submittal.
20. **Hydrant radii should be indicated on the preliminary plat for clarity on spacing proposed.**
21. Staff questions if the applicant will be able to secure the necessary temporary turnaround easement or if a solution working with the Parkland should be explored. Staff will discuss further and provide a possible scenario to the applicant for consideration. Please address.
22. **Verify the legal description of the plat is accurate as there is reference to “Government Lot 14 and 14 which should be resolved.**
23. ~~Staff would request that the future circulation plan be eliminated from the preliminary plat. Please address.~~
24. ~~Staff would request that any area where a proposed sanitary sewer is less than 10 feet from a proposed Lot, a 10 foot saniary sewer easement be provided across the front of the lot. Please address. A 10 foot sanitary sewer easement should be provided across the east 10 feet of Lots 13 – 15.~~
25. ~~Pavement thickness of the proposed streets should be indicated on the preliminary plat for clarity. Staff would note that the approach within the SE Westown Parkway intersection should be 8 inch PCC and the remainder of the street thickness should be a minimum 7 inch PCC.~~

26. ~~Staff would request that the sanitary sewer not be extended over to the multi-family property as that area is intended to be accommodated by the Alice's Road trunk sewer and will be serviceable from the main extended down SE Westown Parkway as a part of Grant Park Plat 3. Please address.~~
27. ~~Grading related to the landscape buffer on the north side of Lot 1 should be indicated on the preliminary plat.~~

MISCELLANEOUS

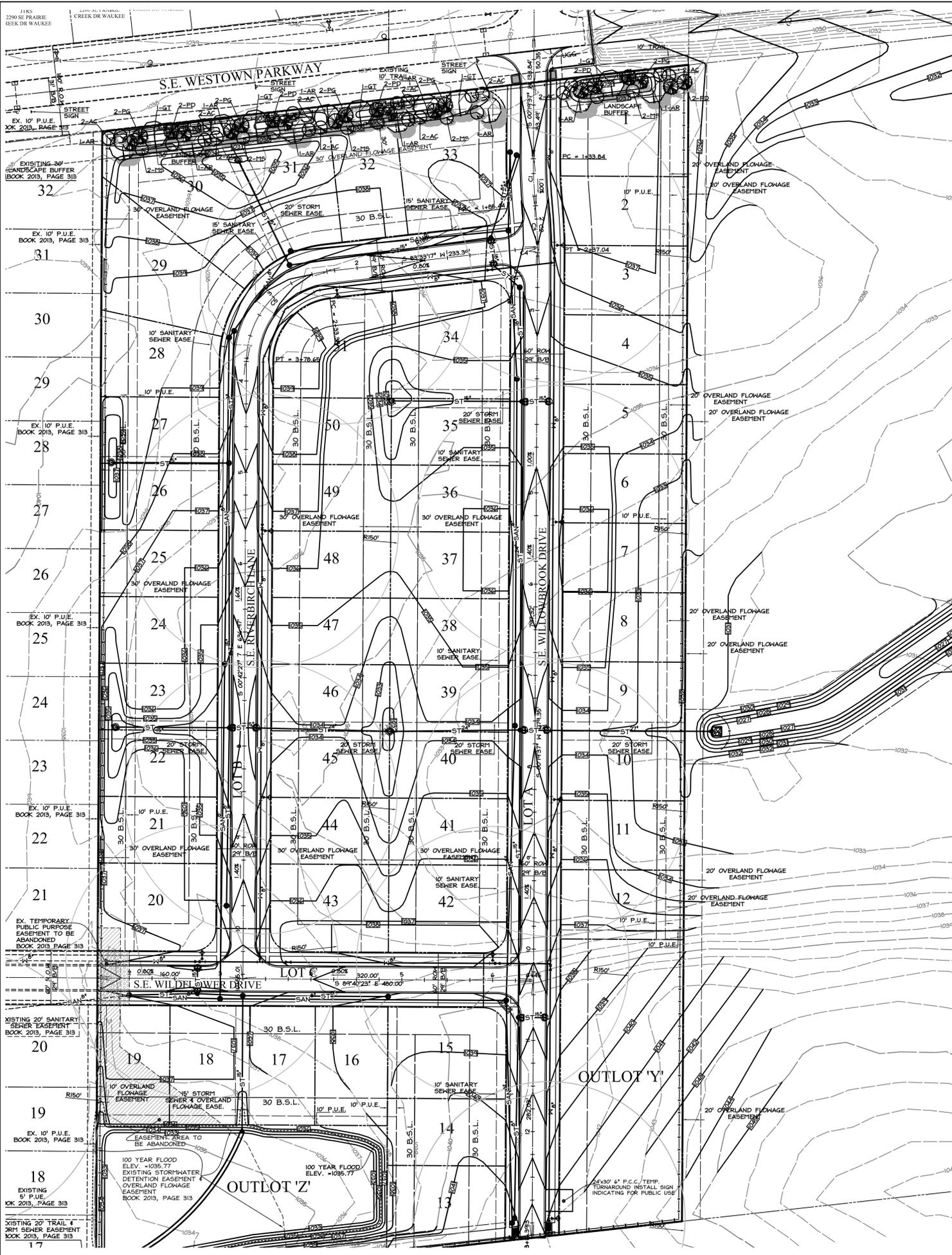
28. ~~Staff would request the the next submittal and comment response letter be provided in digital (PDF) form in addition to hard copies. 4 full-sized hard copy sets of the revisions should be delivered to the Development Services Department at Waukee City Hall and 1 full-sized set directly to Veenstra and Kimm (Attn: John Kursitis). Please address.~~

Should you have any questions or concerns regarding these comments, please feel free to contact Brad Deets or myself at (515) 987-4522. Revisions should be submitted back to staff for review on Thursday, April 4, 2013 by 5:00 PM.

Sincerely,

Ben Landhauser  
City Planner

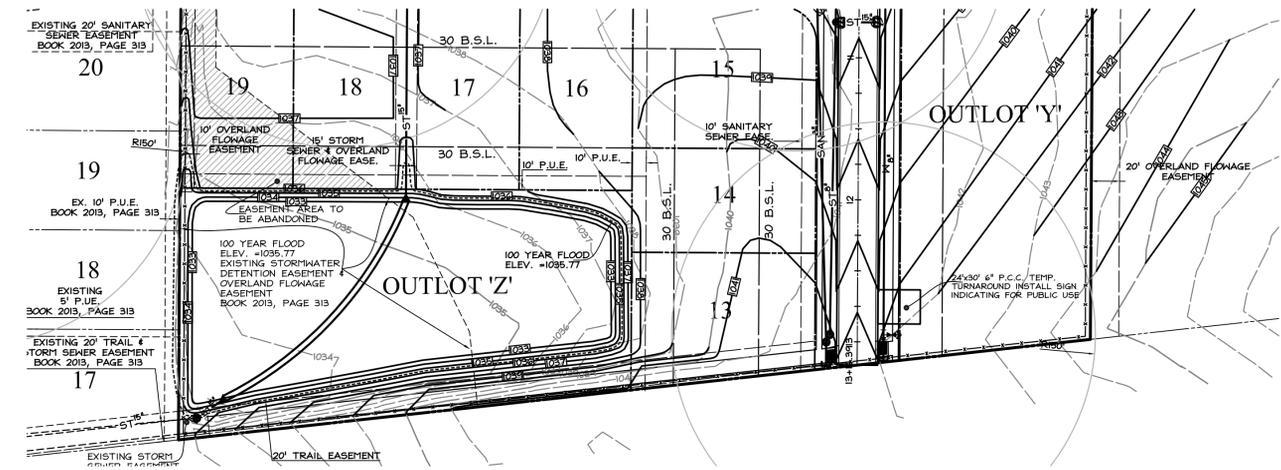




**PLANTING SCHEDULE**

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
10	AR	Acer x fremontii 'Jefferson'	3 1/2" cal.	TS/B4B	SEE PLAN
5	GT	Gleditsia Tricanthos FREEMAN MAPLE	3" cal.	TS/B4B	SEE PLAN
20	AC	Amelanchier canadensis SHADBLOW SERVICEBERRY	5'-6' ht.	TS/B4B	MULTI-STEM
10	MS	Malus species 'Spring snow'	1 1/2" cal.	TS/B4B	NO FRUIT
10	PG	Picea pungens glauca COLORADO BLUE SPRUCE	6'-8' ht.	TS/B4B	SEE PLAN
10	PD	Picea glauca densata BLACK HILLS SPRUCE	6'-8' ht.	TS/B4B	SEE PLAN

**PRELIMINARY PLAT  
WESTTOWN  
MEADOWS  
PLAT 2**



- LEGEND**
- PLAT BOUNDARY
  - ST8" STORM SEWER # SIZE
  - SAN8" SANITARY SEWER # SIZE
  - W8" WATER MAIN # SIZE
  - MANHOLE
  - STORM INTAKE
  - ⊕ FIRE HYDRANT
  - ⊕ VALVE
  - ▲ F.E.S.
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - SILT FENCE OR APPROVED FILTRATION SOCK
  - LIGHT POLE

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
**CIVIL ENGINEERS**  
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2-19-2013  
 REVISIONS: 3-18-2013

DATE: 2-19-2013  
 REVISIONS: 3-18-2013

SCALE: 1"=60'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

**PRELIMINARY PLAT  
WESTTOWN MEADOWS PLAT 2**

**CC 1485**

**SHEET 2 OF 2**

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