



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Prairie Crossing Plat 5 – Preliminary Plat

DATE: November 12, 2013

GENERAL INFORMATION:

Applicant: Alice’s, LC | C/O Knapp Properties.

Requested Action: Preliminary Plat Approval

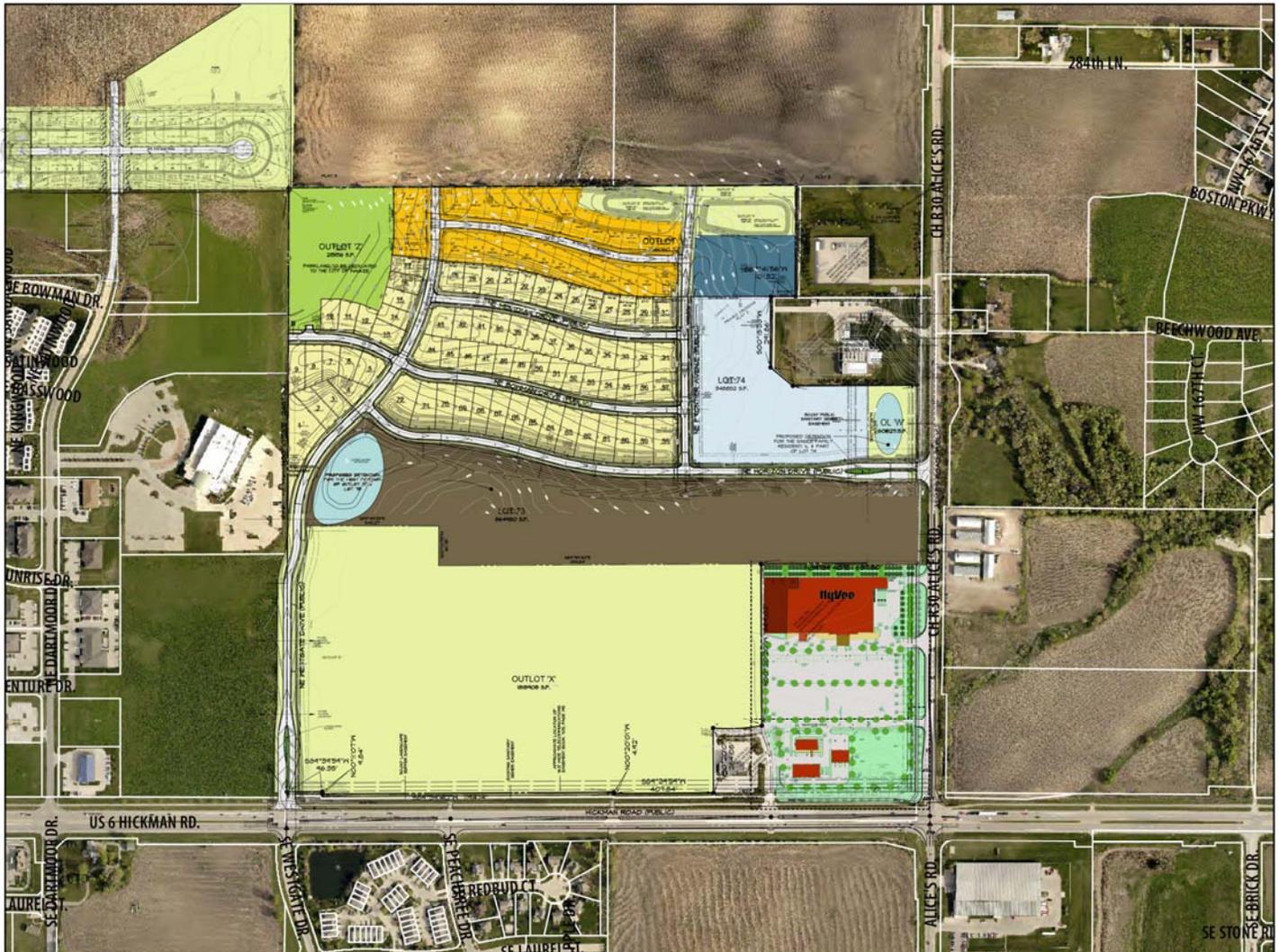
Location and Size: Property is generally located north of E. Hickman Road, west of NE Alice’s Road, adjacent to Prairie Crossing Plats 2 & 4, containing a total of approximately 15.055 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential / Community Village	R-2 & C-4
North	Vacant – Undeveloped/Agricultural	Neighborhood Residential	R-4/R-3
South	Prairie Crossing Plats 2 & 4	Neighborhood Residential	R-2
East	MidAmerican Substation & Team Technologies Data Center	Community Village	C-4
West	Outlot X of Prairie Crossing Plat 2 (Parkland Dedication)	Neighborhood Residential	R-2

BACKGROUND:

The subject property is proposed to be developed into 30 single family residential lots and a single commercial office property, and a couple of outlots planned for regional detention. The total project area encompasses approximately 15 acres. The applicant had previously received approval of plats for 72 single family lots in Prairie Crossing Plats 2 - 4. The proposed plat is the final phase of the Prairie Crossing residential development.



ABOVE: Aerial of the proposed Preliminary Plat (**GOLD & BLUE** areas) in relation to the surrounding properties.

LOTS:

The preliminary plat includes 30 single family residential lots. The lots range in size from 8,883 square feet to 14,768 square feet. The typical lot frontage is proposed to range from 68 - 77 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.

The proposed commercial office lot (Lot 31) is approximately 2.45 acres in size.

There are various outlots proposed as part of the preliminary plat. Outlot Z, which includes approximately 1.16 acres, is planned to be part of the storm water management facilities along with Outlot Y (1.47 acres). Outlot X will be dedicated to the City of Waukee for future right-of-way purposes relating to the planned alignment of NE Boston Parkway.

STREETS:

NE Westgate Drive is planned to be extended north through the plat. Westgate Drive is a major collector street and is sized as a 70 foot right of way adjacent to the single family residential lots in Prairie Crossing. A new street, NE Traverse Drive will be extended from NE Alice's Road to NE Westgate Drive as a 60 foot right of way. NE Archer Avenue is planned to extend north through the plat as a 60 foot right of way and will serve as the zoning district boundary between the single family residential and commercial office uses.

The applicant will be providing a petition, contract, and waiver related to their responsible cost share in the future improvements to NE Boston Parkway adjacent to Outlots Y and Z.

EASEMENTS:

Several easements are proposed within the plat based upon the location of proposed utilities. A few storm water detention easements will be established to accommodate the needed storm water management of the development.

UTILITIES:

A 12 inch water main will be extended to the north within the NE Westgate Drive right of way as a mid point redundancy main to the existing/planned 12 inch water mains on Hickman Road, Alice's Road, and Warrior Lane, and Douglas Parkway. 8 inch water mains will be extended through the remainder of the plat within the other dedicated right of ways.

An 8 inch sanitary sewer was extended from NE Alice's Road along the NE Horizon Drive right of way to serve all of the single family residential properties as well as the commercial office property as part of Prairie Crossing Plats 1- 4. This 8 inch main will be extended through the proposed plat.

Storm water from the plat will be directed primarily to Outlots Y and Z.

PARKLAND DEDICATION:

Parkland dedication related to the proposed 30 single family lots was provided as part of Prairie Crossing Plat 2 in Outlot Z (@4.9 acres) which abuts this plat on the west.

STAFF RECOMMENDATION

At this time staff feels comfortable with the preliminary plat and would recommend approval subject to remaining staff comments.

CITY OF WAUKEE

Ben Landhauser
Senior Planner