



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Parkview Crossing Plat 11 – Preliminary Plat

**DATE:** November 12, 2013

**GENERAL INFORMATION:**

**Applicant:** Jerry’s Homes, Inc.  
**Requested Action** Preliminary Plat Approval  
**Location and Size:** Property is generally located east of Parkview Crossing Drive and south of SE Pleasant View Drive containing approximately 5.31 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-2
North	Single Family	Neighborhood Residential	R-2
South	Bi-attached townhomes	Neighborhood Residential	R-2
East	Vacant – Undeveloped	Waukeee Futures Corridor	C-1
West	Parkview Crossing Plat 6 & 6 – single family homes	Neighborhood Residential	R-2

**BACKGROUND:**

The subject property is within the overall Parkview Crossing development south of the main Waukeee School District Campus. The property is located in the southeast corner of SE Parkview Crossing Drive and SE Pleasant View Drive intersection and was zoned and platted as a part of Parkview Crossing Plat 6, identified as Lot III. This property along with the property directly to the north was originally zoned for multi-family residential development. Over the years, the character of this area has changed such that it is a predominantly single family neighborhood. This is intended to be the last single family residential development before transitioning to commercial uses along the Alice’s Road Corridor. As part of the rezoning process for this property a planned development overlay was placed across the proposed Plat 11 that has implications specific to the 6 lots accessible from the SE Water Edge Drive cul-de-sac. The planned development overlay identifies reduced setbacks for the 6 cul-de-sac lots.

At this time, the applicant is requesting approval of a preliminary plat for the development of 17 single family lots.



**ABOVE:** Aerial of Project and Surrounding Properties

**PROJECT DESCRIPTION:**

The applicant is proposing to develop the final 17 single family lots in Parkview Crossing.

**LOTS:**

The preliminary plat indicates lots sizes ranging from 8,125 to 19,965 square feet to comply with the regulations for R-2 zoned single family lots and the Planned Development overlay specific to this property. The majority of lots will have a front and rear setback of 30 feet and a side yard setback of 15 total feet, 7 feet minimum on one side. The lots surrounding the cul-de-sac bulb will have a 20 foot building setback and a 25 foot garage setback along with the standard 30 foot rear yard and 15 foot total side yard setbacks.

**STREETS:**

The only street improvement associated with this project is the extension of SE Waters Edge Drive from SE Pleasant View Drive to its proposed termination in a cul-de-sac. Other street improvements relating to the plat were previously completed as part of Parkview Crossing Plats 6 – 10.

**SIDEWALKS/TRAILS:**

A 10 foot bike/pedestrian trail is proposed on the east side of SE Parkview Crossing Drive adjacent to lots 1 – 6 of the proposed plat. This trail connects to the existing trail segment in Parkview Crossing Plats 8 and 9 with the intent that the trail would extend from SE University Avenue to SE Westtown Parkway. A 10 foot trail will also be extended along the south side of SE Pleasant View Drive to provide connection and access to the planned greenbelt trail surrounding the Alice’s Road regional detention basins from the Parkview Crossing trail and the surrounding neighborhood. A 5 foot public sidewalk will be installed on both sides of SE Waters Edge Drive at the time of individual lot development.

**EASEMENTS:**

Several easements are proposed within the plat based upon the location of constructed and proposed utilities. Overland flowage easements are proposed in the rear of the lots in the plat to handle storm water flowage.

As a part of this plat, an existing 30 foot bike trail easement running along the northern and eastern borders of the plat will be abandoned as the previously planned bike trail location will be relocated to the east side of SE Parkview Crossing Drive as was established during the development of Grant Park Plat 2.

**OUTLOTS:**

Outlot X is proposed to be dedicated to the City of Waukee as part of the Alice’s Road regional detention basin system.

**UTILITIES:**

All water and sanitary sewer utilities are currently available for extension from SE Pleasant View Drive and SE Parkview Crossing Drive. Additional storm sewer will be extended from the rear yard of Lots 15 to the regional detention basin to the south in order to allow for trail and other potential greenway improvements on the west side of the detention pond.

November 8, 2013

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the proposal and would recommend Approval of the Preliminary Plat for Parkview Crossing Plat II.

**CITY OF WAUKEE**

Ben Landhauser  
Senior Planner