



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Stone Prairie Plat 3 – Final Plat

**DATE:** October 22, 2013

**GENERAL INFORMATION:**

**Applicant:** Diligent Stone Prairie, LLC.  
**Requested Action** Preliminary Plat Approval  
**Location and Size:** Property is generally located West of SE L.A. Grant Parkway, South of SE Westown Parkway containing approximately 3.71 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2
North	Stone Prairie Plat 1 – Single Family Residential / Undeveloped Townhome Property	Neighborhood Residential	R-2 / R-4
South	Timberline Middle School (under construction)	Neighborhood Residential	A-1
East	Waukeee South Middle School	Neighborhood Residential	A-1
West	Stone Prairie Plat 2	Neighborhood Residential	R-2

**BACKGROUND:**

The concept plan/preliminary plat for the development of the Stone Prairie subdivision was originally proposed by Regency in 2008. The concept identified the creation of 3 radial streets through the development that would be connected to the adjoining properties west and south. Since that time the Waukeee School District has purchased the property to the south and construction is eminent on the new Timberline School scheduled to open in the fall of 2015. A new preliminary plat for Stone Prairie Plat 2 was approved in October 2012 which has been completed in 2 phases, Plat 2 and Plat 3. Plat 3 includes 12 single family lots at the southern end of SE Stone Prairie Drive adjacent to SE L.A. Grant Parkway. Construction of the plat improvements has been completed with the exception of punchlist items and the applicant is requesting approval of the final plat for Stone Prairie Plat 3.



**ABOVE:** Aerial of the property in relation to surrounding properties. The plat area is indicated in **GOLD**.

## **PROJECT DESCRIPTION:**

### **LOTS:**

The final plat includes a total of 12 single family residential lots. The lots range in size from 8,056 square feet to 15,698 square feet. The typical lot frontage is proposed to be approximately 65 - 70 feet. All of the lots included in the final 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:**

The plat includes the extension of SE Stone Prairie Drive.

### **EASEMENTS:**

Several easements are provided within the plat based upon the location of proposed utilities.\

A landscape buffer has been provided along SE L.A. Grant Parkway across Lots 8 – 10 to meet the subdivision ordinance for sides of lots where driveways are not permitted.

**UTILITIES:**

Sanitary sewer main had previously been extended through the development to provide service to the lots along SE Stone Prairie Drive as part of Stone Prairie Plat 1. Services were provided as part of the Plat 3 improvements.

Storm sewer has been routed from the public streets and rear yards toward the existing drainage way south and east of Stone Prairie through the Blue Stem property. Some detention was provided in the rear yards of Lots 7 – 8.

Water main has been looped from the end of SE Stone Prairie Drive over to the 12 inch main along SE L.A. Grant Parkway as part of the subdivision improvements.

**PARKLAND DEDICATION:**

Parkland related to all planned single family residential properties in the Stone Prairie subdivision has previously been dedicated to the City in the southwest corner of the subdivision as indicated on the aerial provided above in green.

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the final plat and would recommend approval subject to completion of remaining public improvements and review of all legal documents by the City Attorney.

**CITY OF WAUKEE**

Ben Landhauser  
Senior Planner