



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Prairie Crossing Plat 1 & Plat 2 – Final Plat

DATE: October 8, 2013

GENERAL INFORMATION:

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

Requested Action Final Plat Approval

Location and Size: Property is generally located north of E. Hickman Road, west of NE Alice’s Road containing a total of approximately 122.67 acres more or less (Plat 1) and approximately 93.822 acres (Plat 2).

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential / Community Village	R-2/ R-3 /C-1B/C-4
North	Vacant – Undeveloped/Agricultural	Neighborhood Residential	R-4/R-3
South	Vacant – Undeveloped/Agricultural Hy-Vee Food Store, C-Store, and Carwash	Community Village	C-1B
East	Vacant – Undeveloped/ Team Technologies Wright Tree Service	Community Village /	C-4 A-1
West	Vacant – Undeveloped / Pointe of Grace Church	Neighborhood Residential	C-1

BACKGROUND:

The proposed final plats are part of an overall concept proposed by Knapp Properties in March of 2013 to create a total of 103 single family homes, a 20+ acre apartment property, and retain area surrounding the existing Team Technologies site for office commercial uses. The applicant is requesting a small handful of final plats relating to the proposed 72 single family lots and apartment parcel proposed in the Prairie Crossing Plat 1 preliminary plat in order to deliver lots to builders and developers as improvements to the area are completed. The proposed Prairie Crossing Plat 1 identifies the 21.134 acre parcel that is zoned primarily for apartments. Plat 2 identifies 14 of the planned 72 single family lots and the 5 acre parkland property

associated with the ordinance requirements for parkland dedication associated with the entire 103 single family lots and the 21 acre apartment property. The applicant is working with an apartment developer on Lot I of Prairie Crossing Plat I and anticipates a formal presentation of the development plan for that parcel to occur later this year.



ABOVE: Aerial of the proposed Final Plats in relation to the surrounding properties. The area in **BROWN/BLUE** identifies Plat 1. The area in **YELLOW & bright GREEN** identifies Plat 2.

LOTS:

Plat 1 involves a 21.134 acre multi-family residential property (Lot I). The property will accommodate 240 – 300 apartments depending upon the final development plan created by the developer.

Plat 2 identifies the creation of 14 single family lots consistent with the R-2 zoning requirements. Lots range in size from 8,896 to 13,719 square feet with a typical frontage of 70 feet. All of the single family lots will have

standard setback of 30 feet for the front and rear yards, as well as a total of 15 feet (7 feet minimum) for side yard setbacks.

Outlot Z proposed as part of Plat 1 has been improved as a detention pond and will accommodate the majority of detention needs for the Prairie Crossing subdivision. Outlot X (4.939 acres) proposed as part of Plat 2 will satisfy the parkland dedication needs of the Prairie Crossing subdivision. Several other outlots are proposed as part of Plats 1 & 2 and will be used for future single family, commercial office, and retail lots.

STREETS:

NE Westgate Drive will be extended from Hickman Road, north through the plat. Westgate Drive is a major collector street and is sized as an 80 foot right of way adjacent to the commercial retail center and transitions into a 70 foot right of way as it winds through the multi-family and single family residential lots. A new street, NE Horizon Drive has been extended from NE Alice's Road to NE Westgate Drive as a 70 foot right of way and will function as a minor collector with the primary access to the multi-family and commercial office lots being from this thoroughfare. A portion of NE Bowman Drive will be completed as part of Plat 2.

NE Archer Avenue is planned to extend north from NE Horizon Drive as a 60 foot right of way and will serve as the zoning district boundary between the single family residential and commercial office uses. NE Bowman Drive and NE Meridian Drive are planned local streets (60 foot right of way) extending east/west between NE Archer Avenue and NE Westgate Drive, with NE Bowman Drive extending to the west plat boundary for future extension and connection to the existing portion of the street at the NE Dartmoor Drive intersection. NE Bowman Drive will also serve as the primary access to the parkland being dedicated as part of this plat.

A paved hammerhead turnaround is constructed within Outlot Z in lieu of a temporary gravel turnaround at the west end of NE Bowman Drive.

The applicant will be providing a petition, contract, and waiver related to their responsible cost share in the future improvements to NE Alice's Road adjacent to Plat 1. A similar agreement was signed when Team Technologies developed their property. Those improvements to Alice's Road are anticipated to be at a later date and will be coordinated with the City of Clive who administers the east side of Alice's Road in this location.

EASEMENTS:

Several easements are proposed within the plat based upon the location of proposed utilities. A few storm water detention easements have been established as part of the initial phase of the plat to accommodate the needed storm water management of the development.

Easements related to landscape buffers required by the subdivision ordinance for the separation of differing land uses or property restrictions have been identified on the plats. A landscape buffer will be provided along Lot 1 of Plat 1 and Lot 6 of Plat 2 adjacent to Point of Grace Church's property as the church was in place prior to this residential zoning district being created which places the requirement of the buffer on the single family residential property. The landscape buffer on Lot 1 of Plat 1 will be installed at the time of lot development, while the portion of landscape buffer across Lot 6 of Plat 2 has been installed as part of the subdivision improvements.

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.

Sanitary sewer is provided by 2 primary mains. An 8 inch sanitary sewer will be 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. An 8 inch sanitary sewer main will also be extended north from Hickman Road within the NE Westgate Drive right of way to serve a large portion of the multi-family lot and the majority of Outlot X.

Storm water from the plat will be directed primarily to Outlot Z of Plat 1 which functions as a regional detention basin for the development. A large detention pond has also been constructed across the western portion of Lot 1 of Plat 1 (multi-family lot) to accommodate the storm water from the portion of NE Westgate Drive, south of the pond as well as a good portion of the multi-family property and west portion of Outlot X. At the time of build out, another detention pond would be built within Outlot Y to accommodate that lot's detention requirements.

PARKLAND DEDICATION:

Based upon the number of lots and residential uses within the subdivision, the applicant is required to dedicate approximately 5 acres of parkland. This number is based on the assumed 103 total single family lots between the lots shown on these final plats and the remaining 89 that would be created within Outlot Y which requires 1.854 acres of land dedication. The 21.134 acre multi-family property would require approximately 3.10 acres of land dedication if we assume that the property is developed at 17 units per acre and around 2.5 acres are removed for detention purposes. The applicant currently proposes to dedicate 4.94 acres (Outlot X of Plat 2) to the city to satisfy the anticipated dedication requirements of both the single family and multi-family properties.

Also included as part of the parkland dedication requirements, the applicant is required to make connections from planned trails to the park. A trail exists on the north side of NE Bowman Drive at the NE Dartmoor Drive intersection and staff anticipates seeing this trail extended to the planned park with the extension of Bowman Drive. With this in mind, the applicant will install a 10 foot trail along the north side of NE Bowman Drive adjacent to the park. As the park is developed, this trail would wind through the park and over to a future east/west trail connecting to NE Alice's Road through the property north of this plat. Staff will have a diagram available showing these planned connections at the Planning and Zoning Commission meeting.

STAFF RECOMMENDATION

At this time staff feels comfortable with the final plats and would recommend approval.

CITY OF WAUKEE

Ben Landhauser, Senior Planner