



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Cherry Glen Plat 2 – Final Plat

DATE: October 8, 2013

GENERAL INFORMATION:

Applicant: June Andeberg

Requested Action Final Plat Approval

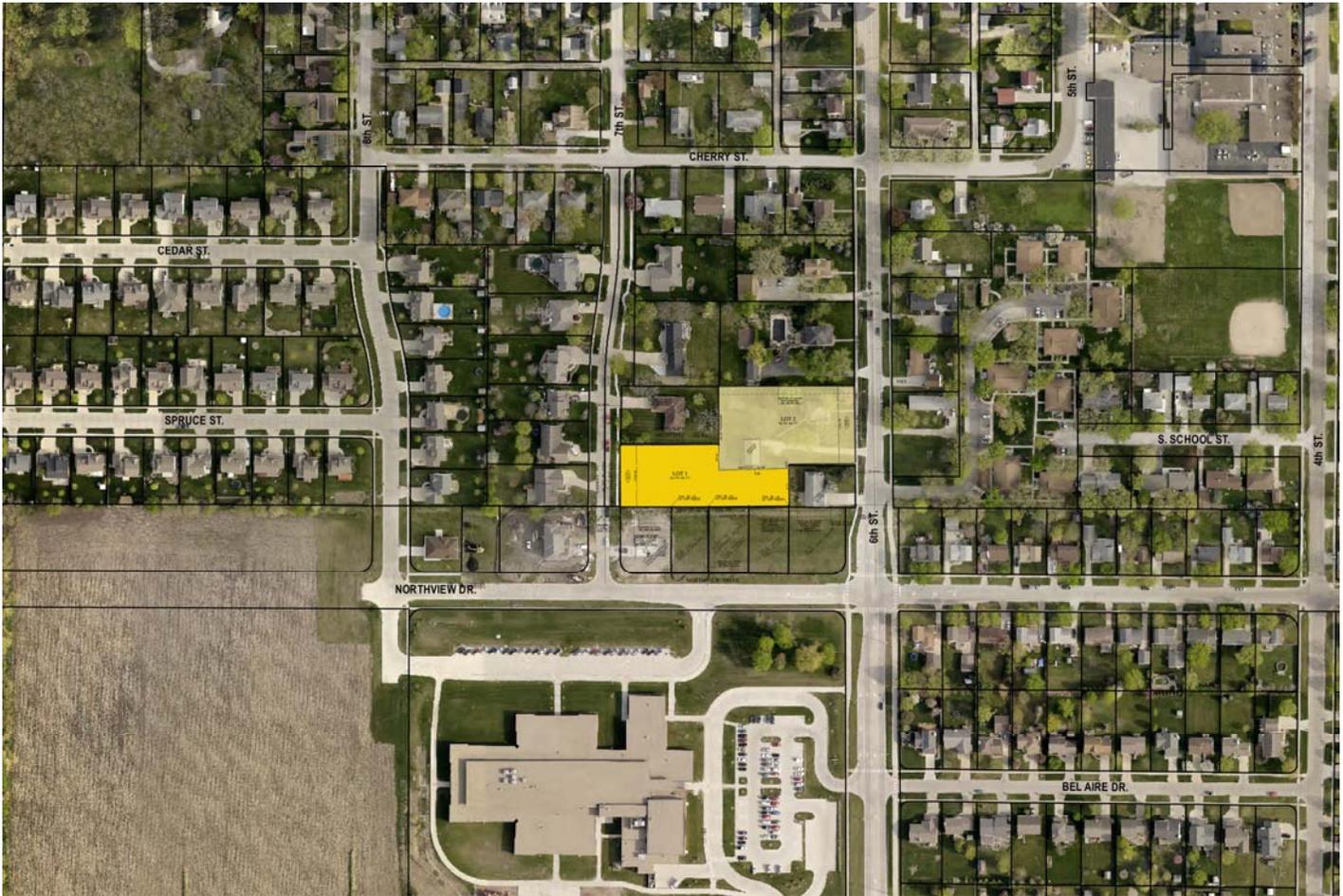
Location and Size: Property is generally located on the West side of 6th Street, North of Northview Drive, adjacent to the Cherry Glen and Clayton Commons subdivisions containing approximately 1.159 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Acreage – 660 6 th Street	Downtown	R-2
North	Existing Single Family Homes	Downtown	R-2
South	Clayton Commons Plat 1 – Single Family Homes	Downtown	R-2
East	Existing Single Family Homes	Downtown	R-2
West	Cherry Glen – Existing Single Family Homes	Downtown	R-2

BACKGROUND:

The subject property is an existing acreage property along 6th Street owned by June Andeberg. It is the applicant’s intent to create an additional single family parcel facing 7th Street which would be of similar size and width to the existing lots along 7th Street created as part of previous parcel splits and the Cherry Glen subdivision. The property owner would retain the parcel where her current residence and accessory building are off of 6th Street.



ABOVE: Aerial of Final Plat (Darker **YELLOW** = New Parcel, Lighter **YELLOW** = existing residence parcel) for the subdivision in relation to Surrounding Properties

PROJECT DESCRIPTION:

LOTS:

The final plat includes 2 single family residential lots. The lot frontage is proposed to be approximately 118 - 147 feet. The lots included in the 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 lot line proposed between the 2 parcels has been positioned to keep the existing barn in conformance with the 7 foot side yard setback requirements of the R-2 district.

STREETS:

All public street improvements required of these lots have previously been completed and no additional improvements are needed.

EASEMENTS:

There are no additional easements needed for the proposed parcels.

UTILITIES:

As part of the Cherry Glen plat improvements completed in 1992, sanitary and water services were left at the street in anticipation that an additional lot would be created (proposed Lot 1). As part of the development of the parcel, a sump service line would need to be installed by the builder, but this is not a large undertaking and staff is comfortable with this connection being made at a later date.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Ben Landhauser
Senior Planner