



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Willow Pines – Preliminary Plat

**DATE:** September 24, 2013

**GENERAL INFORMATION:**

**Applicant:** Willow Pines Development, LLC

**Requested Action** Preliminary Plat Approval

**Location and Size:** Property is generally located south of Ashworth Road, north of Cottonwood Drive, on the west side of Ute Avenue (6<sup>th</sup> Street). The property contains approximately 29.27 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Rural Residential	Rural Residential	R-1
North	Vacant / Undeveloped & Dallas County Rural Residential Properties	Rural Residential	A-1   N/A
South	Large Acreage Estate	Rural Residential	A-1
East	Dallas County Rural Residential Properties	Rural Residential	N/A
West	Undeveloped – Agricultural Property	Rural Residential	A-1

**BACKGROUND:**

The subject property included in the preliminary plat is owned by the Mercy Foundation of Des Moines and currently exists as a large residential estate. Willow Pines Development, LLC, the applicant working with the property owner, is requesting preliminary plat approval of the property for 53 single family lots. The layout of the preliminary plat and configuration of the lots is in general conformity to the concept plan provided as part of the rezoning request the applicant recently completed changing the zoning from A-1 (Agricultural District) to R-1 (Single Family Residential District). The rezoning passed its third and final consideration before the Waukeee City Council on Monday, September 16, 2013.



**ABOVE:** Aerial of Concept Plan identifying the proposed single family residential lots (**YELLOW**) and Surrounding Properties within the context of the City's adopted Major Streets Plan identifying major street and trail connections.

## PROJECT DESCRIPTION:

### LOTS:

The preliminary plat includes 53 single family residential lots. The lots range in size from 10,353 square feet to 85,655 square feet. The typical lot frontage is proposed to be approximately 80 - 90 feet for the 2 blocks nearest to Ute Avenue. The lots proposed around Catherine Court have frontage in excess of 125 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.

### STREETS AND TRAILS:

Silverleaf Lane is proposed to be extended from Ute Avenue on the north end of the development as the primary east/west connection through this property to the west. Silverleaf will function as a minor collector (29 foot street) as it is extended and developed further west. At the intersection of Ute Avenue and Silverleaf Lane, the street will taper into a 37 foot roadway section to accommodate a center turn lane.

Jackpine Drive, White Pine Court, and Catherine Court are proposed local streets providing access to the majority of the 53 single family lots. Jackpine Drive is proposed to loop from Ute Avenue to Silverleaf lane as a means of providing a secondary access point into the subdivision from Ute Avenue. Jackpine Drive will be a 29 foot street with parking allowed on one side. Both White Pine Court and Catherine Court are proposed as 26 foot cul-de-sacs, also allowing for parking on one side of the street.

The City has a couple of planned trails in the general vicinity of this subdivision. As Ute Avenue is improved and widened in the future, a 10 foot trail is intended to be constructed on the east side of the street. As depicted in the pink lines on the aerial photo above, the City is also planning for a trail to be extended along

the creek through this property. This greenbelt style trail will also share the same corridor as a planned sanitary trunk sewer which will be connected to the WRA trunk sewer in Painted Woods as development warrants its construction in the future. Knowing that this future greenbelt trail will be routed along the creek, staff is working with the applicant to identify a neighborhood connection that will likely occur in the southwest corner of the plat.

**EASEMENTS:**

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

A landscape buffer will be provided across the east portions of Lots 1 and 47 - 53 to satisfy the ordinance requirement for a landscape buffer to be constructed along residential lots where access will not be permitted.

**UTILITIES:**

8" sanitary sewer and 8" water main will be laid to service the lots. The sanitary sewer will be extended to the plat from Painted Woods Plat I. Water main will be extended from the existing main along Ute Avenue.

The existing ponds on the property are proposed to be improved to accommodate the detention needs of the subdivision. Storm water collected from the streets and rear yards of the properties in the subdivision will be directed to the detention pond and outletted at the current undeveloped rate.

**PARKLAND DEDICATION:**

Based upon the number of lots within the subdivision, the applicant is required to dedicate 0.954 acres for parkland purposes. The applicant has proposed the dedication to take place in the southwest corner of the property. Staff is comfortable with this location as the area surrounding the creek winding through this property and extending south and west provide for the ability to create a greenbelt park system. This is also important from the standpoint of being able to extend sanitary sewer to the areas west in the future. The parkland could be substantially increased over the time as further development of the adjacent property to the west occurs.

**STAFF RECOMMENDATION**

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

**CITY OF WAUKEE**

Ben Landhauser  
Senior Planner