



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Grant Park Plat 3 – Final Plat

DATE: September 10, 2013

GENERAL INFORMATION:

Applicant:

KNC, LLC.

Requested Action

Final Plat Approval

Location and Size:

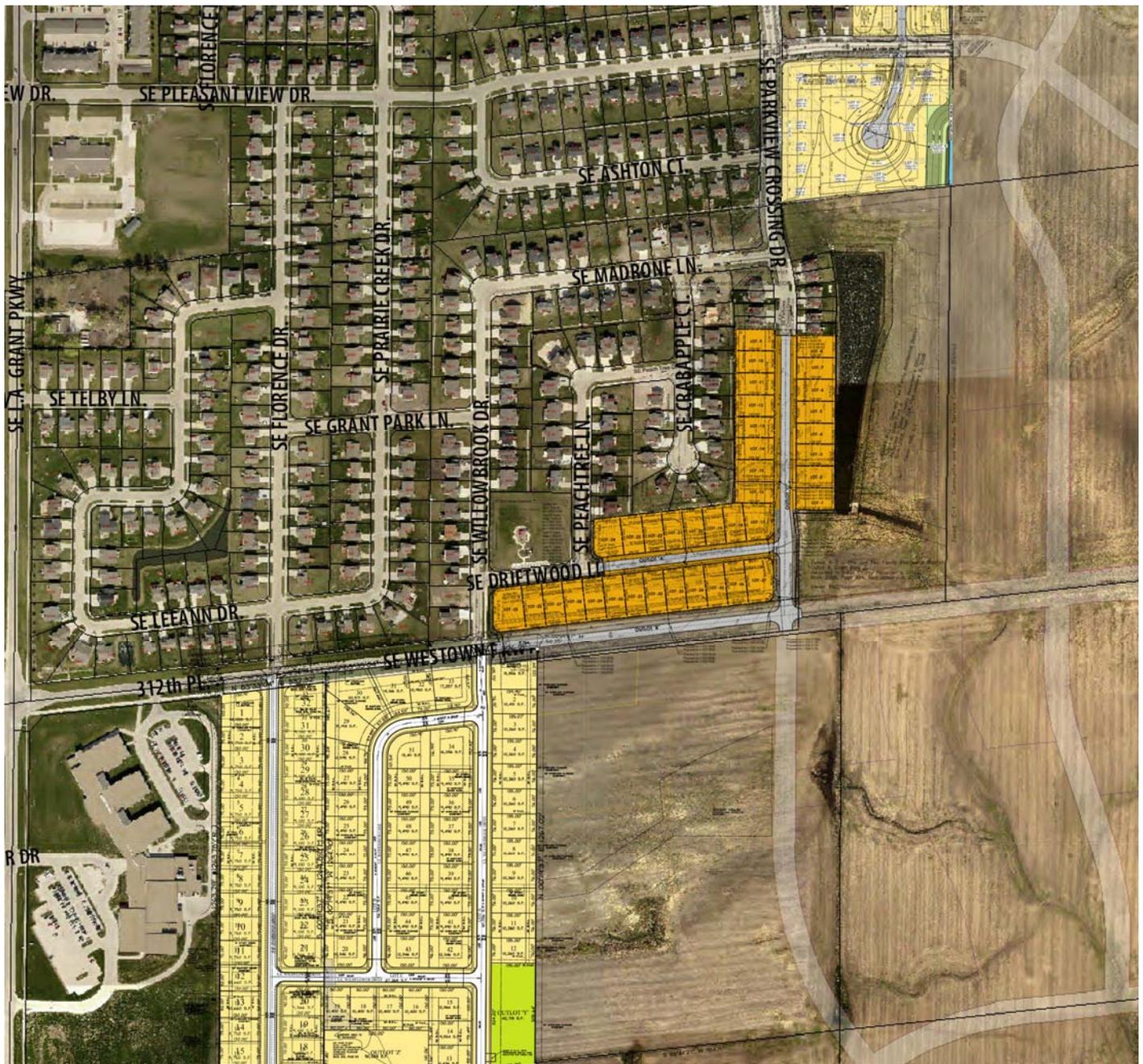
Property is generally located East of SE L.A. Grant Parkway, North of SE Westtown Parkway adjacent to the Grant Park Plat 2 subdivision containing approximately 12.09 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan / Alice's Road Corridor Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential / Single Family Traditional	R-2
North	Grant Park Subdivision – Single Family Residential	Neighborhood Residential	R-2
South	Vacant – Undeveloped/Agricultural	Neighborhood Residential / Single Family Traditional	A-1
East	Vacant - Undeveloped	Neighborhood Residential / Single Family Traditional	C-1
West	Grant Park Plat 2	Neighborhood Residential	R-2

BACKGROUND:

The subject property is located adjacent to the Grant Park 2 subdivision and was originally planned to be developed as bi-attached lots (duplexes) at the time the preliminary plat for Grant Park Plat 2 was reviewed and approved in May of 2007. This property was included in the master planning conducted for the Alice's Road Corridor Master Plan and was identified in the plan as an area that could be developed as a combination small lot residential (R-2 or R-4) and traditional residential lots (R-1 or R-2). The final plat for Grant Park Plat 3 identifies the creation of 37 single family lots meeting the requirements of the R-2 zoning district.



ABOVE: Aerial of Final Plat (Darker YELLOW) for the subdivision in relation to Surrounding Properties

PROJECT DESCRIPTION:

LOTS:

The final plat includes 37 single family residential lots. The typical lot frontage is proposed to be approximately 65 - 70 feet. All of 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.

STREETS:

SE Parkview Crossing Drive has been extended to SE Westtown Parkway as a part of this plat. SE Parkview Crossing Drive is classified as a major collector and is constructed as a continuation of the existing 70 foot right of way, 31 foot paved section until the intersection with SE Driftwood Lane, where it transitions into a 41 foot paved section to accommodate a left turning lane onto SE Westtown Parkway. A 10 foot trail will be installed along the east side of the street as the individual lots are developed.

SE Driftwood Lane has been extended from the intersection with SE Peachtree Lane to the SE Parkview Crossing Drive intersection as a 60 foot right of way and 29 foot paved section.

Also constructed as a part of this plat is the extension of SE Westtown Parkway from the SE Willowbrook Lane intersection, east to the SE Parkview Crossing Drive intersection. The applicant is responsible for installing curb and gutter along the portion of roadway adjacent to the plat. The curb and gutter section on the south side of the street would be installed at the time of development. A 10 foot trail is planned for the south side of SE Westtown Parkway and would also be installed at the time of development of the property on the south side of SE Westtown Parkway. Staff will also be working with the applicant to determine the most appropriate method of accommodating turn lanes on SE Westtown Parkway at the SE Parkview Crossing Drive intersection.

EASEMENTS:

Several easements are proposed within the plat based upon the location of constructed utilities. An off-site detention/retention pond was designed and built at the time of development of Grant Park Plat 2. This facility is designed to accommodate the development of this plat.

A landscape buffer has been provided across the southern portions of Lots 25 - 37 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 has been extended from the adjacent streets to service the lots. Sanitary sewer has been extended to the plat along the north side of SE Westtown Parkway from the Alice's Road Trunk sewer that has already been completed.

Storm sewer has been routed from the public streets to the existing detention pond adjacent to the eastern plat boundary.

PARKLAND DEDICATION:

As a part of the planning and development for Grant Park Plat 2, the applicant dedicated parkland on the north side of Driftwood Lane that included the installation of several smaller amenities such as a swing set and playset. The applicant also agreed to install a shelter in the park as a part of phase 2 (Grant Park Plat 3). A permit has been pulled by the contractor to begin on the shelter/restroom and staff anticipates the construction to take approximately 6 weeks from start to finish.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Ben Landhauser
City Planner