



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Stone Prairie Plat 2 – Final Plat

DATE: July 23, 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 Westtown Parkway containing approximately 6.86 acres.

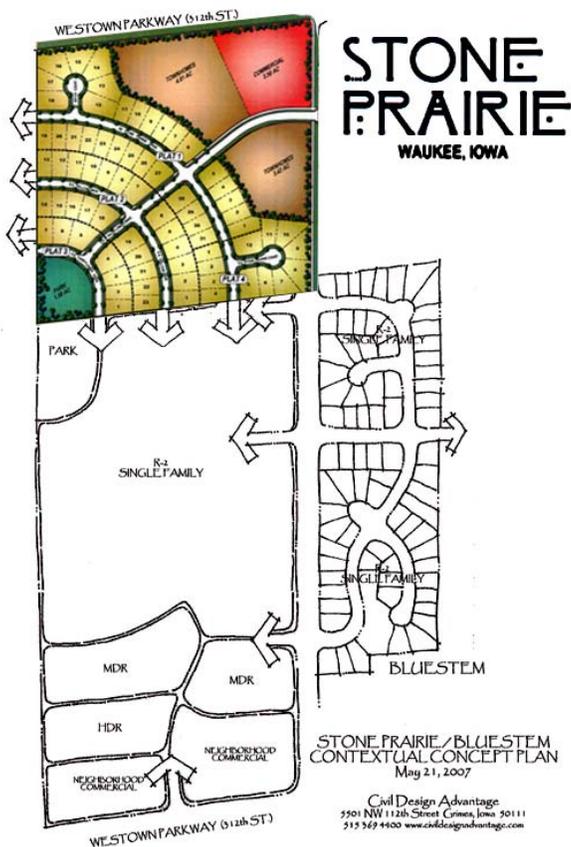
LAND USES AND ZONING:

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	Vacant – Undeveloped/Agricultural Future Waukeee School(s)	Neighborhood Residential	A-1
East	Waukeee South Middle School	Neighborhood Residential	A-1
West	Future Stone Prairie / #New Pioneer Gun Club	Neighborhood Residential	A-1

= In Dallas County

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 showing a cul de sac at the end of SE Trillium Drive in lieu of a street connection to the property to the south that is now being utilized for the school. 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 2.



ABOVE: Original Development Scheme of the Stone Prairie Development (Left) | Aerial of Preliminary Plat (**YELLOW**) for the subdivision in relation to Surrounding Properties (Right)

PROJECT DESCRIPTION:

LOTS:

The final plat includes a total of 20 single family residential lots. The lots range in size from 8,549 square feet to 16,197 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. The plat also includes two outlots at the west end of SE Trillium Drive. Due to some issues in acquiring easements for improvements on the adjacent property, the developer was required to shop short the street improvements at this time. The remaining two lots will be platted at a future date.

STREETS:

The plat includes the extension of SE Wildflower Drive and the addition of SE Trillium Drive.

EASEMENTS:

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

UTILITIES:

Sanitary sewer has been extended through the development to provide service to the lots along SE Trillium Drive from a connection point on the northwest end of the proposed plat.

Storm sewer has been routed from the public streets and rear yards toward the existing drainage way west of the plat for the properties off of SE Trillium Drive.

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 concept plan provided above in green.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Brad Deets
City Planner