



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Landing at Shadow Creek – Preliminary Plat

DATE: May 27, 2014

GENERAL INFORMATION:

Applicant: Diligent Alice’s Road, LLC.

Requested Action Approval of a Preliminary Plat for approximately 149 single family lots, a townhome parcel, and multi-family parcel.

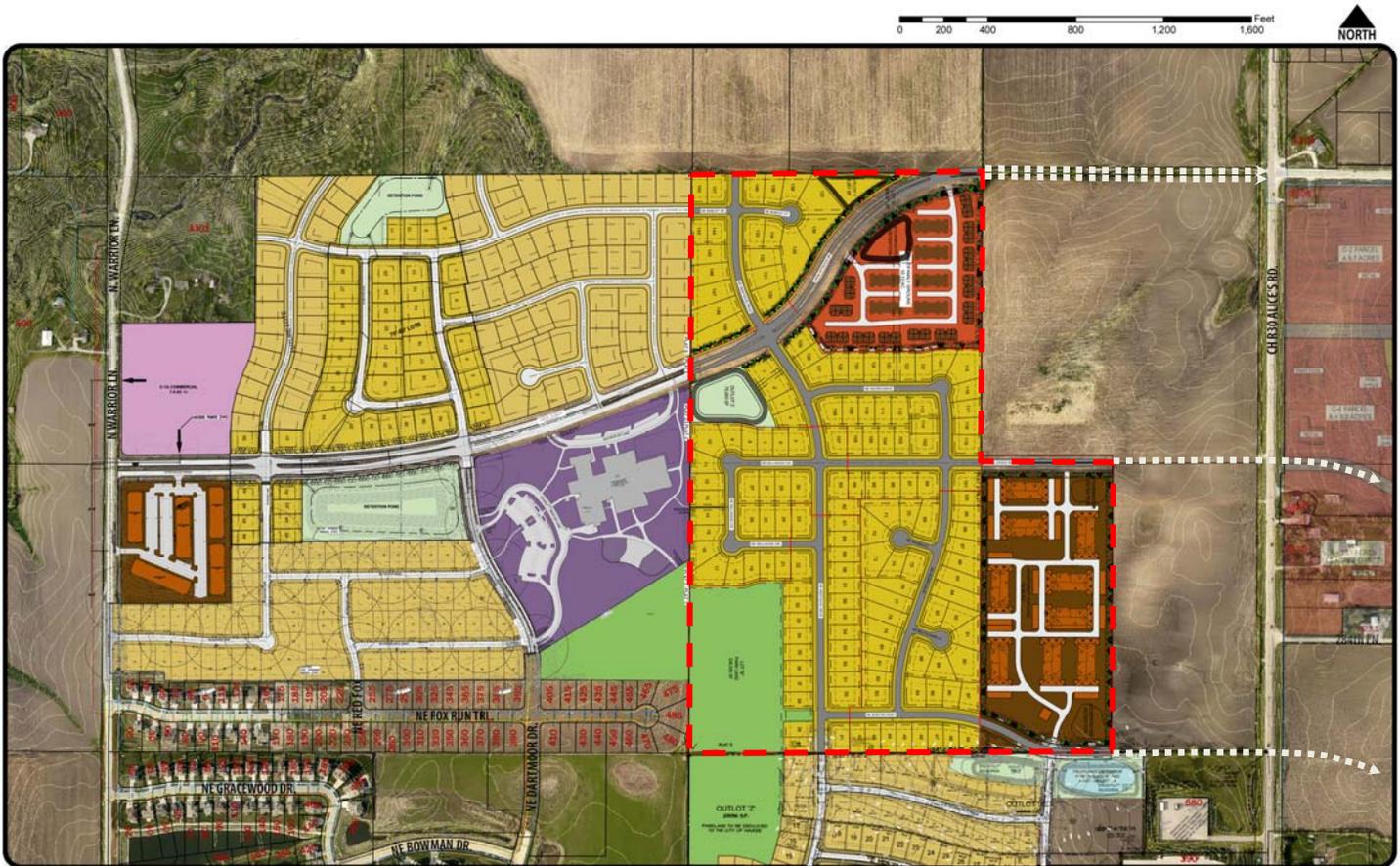
Location and Size: Property is generally located north of E. Hickman Road, west of NE Alice’s Road containing a total of approximately 100 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2/R-3/R-4
North [CITY OF CLIVE]	Vacant – Undeveloped/Agricultural	N/A	N/A
South	Prairie Crossing Plat 5	Neighborhood Residential	R-2
East	Vacant – Undeveloped	Neighborhood Residential	C-4
West	Future Fox Creek Estates / Waukeee Elementary School #8 / Future City Park	Neighborhood Residential	R-2 / R-4

BACKGROUND:

The subject property lies east of the future phase(s) of Fox Creek Estates, the proposed Waukeee Elementary School #8, and the planned park to the south of the school. The preliminary plat identifies the development of 149 single family lots, 1 townhome parcel, and a multi-family (apartments) parcel over the course of 5 phases.



ABOVE LEFT: Aerial of Property (Red Dashed Line) identifying the Single Family Residential in **YELLOW**; THE AREA IN **ORANGE** IDENTIFIES THE PROPOSED TOWNHOME GROUND; THE AREA IN **BROWN** INDICATES THE APARTMENT GROUND.

**PROJECT DESCRIPTION:
LOTS**

The proposed lots range in size from 9,327 square feet up to 31,633 square feet. The minimum lot size required per the R-2 zoning district is 8,000 square feet for single family lots. All lots are shown with a minimum width of at least 65 feet. The plat includes a nice variety of lot sizes including 65 foot to 120 foot wide lots.

Lot 150 on the preliminary plat has been zoned R-4 Row Dwelling and Townhome Dwelling District which is anticipated to be developed as townhomes in the future.

Lot 151 on the preliminary plat is zoned R-3 Rental Multi-Family Residential District in anticipation of being developed as an apartment complex in the future.

Outlots Y and Z are being designated as detention basins and will be owned and maintained by the Homeowner's Association.

Lot B is the proposed location of the applicant's parkland dedication.

STREETS AND TRAIL

As part of the plat construction, NE Westgate Drive will be extended from Prairie Crossing Plat 5, north to the corporate limits with the City of Clive. NE Westgate Drive will be constructed at a 31 foot width and serve as a major collector in similar fashion to the existing segments to the south. Near the intersection with Douglas Parkway, the road will be widened to a 37 foot width in order to accommodate a left turn lane. It is anticipated that the NE Westgate Drive/NE Douglas Parkway intersection will be signalized as traffic patterns warrant in the future.

NE Douglas Parkway will be extended from the western plat boundary adjacent to the Waukee Elementary School #8 site to the east boundary of the plat. The initial construction will be of a 2 lane divided roadway with 15 foot lane widths in either direction with a central median. The preliminary plat identifies a center turn (left turn) lane at the NE Douglas Parkway/NE Westgate Drive intersection. 2 full access points are identified on Douglas Parkway; one at the NE Westgate Drive intersection and the other at the east end of Lot 150 (townhome property). The full access point on the east side of the townhome property could also provide a secondary means of access directly into the City of Clive. A second access point into Lot 150 will be identified west of the pond at the time of site plan review and will only be provided as a right-in/right-out.

Several new streets are being proposed as part of the preliminary plat. NE Boston Parkway and NE Dellwood Drive will be minor collectors between NE Alice's Road and NE Westgate Drive. Both streets have projected alignments to Alice's Road that will connect with future extensions of these streets in the City of Clive. NE Dellwood Drive is proposed to transition from a 70 foot right of way and 31 foot street into a 60 foot right of way and 29 foot street west of the intersection with NE Westgate Drive; it will also be renamed as NE Dellwood Circle. NE Wilden Drive, NE Wilden Court, NE Bellflower Court, NE Bobcat Drive, and NE Bobcat Court are proposed as local streets, 60 foot right of way and 29 foot streets, within the subdivision.

A 10 foot trail will be installed on the north side of NE Boston Parkway as shown on the adopted major streets plan. This trail will connect to the Alice's Road trail planned for the west side of Alice's Road as well as the Boston Parkway trail in the City of Clive.

A 10 foot trail will be constructed on the west side of NE Westgate Drive from the park to the north into the City of Clive.

A 10 foot trail will also be constructed on the north side of NE Douglas Parkway consistent with the cities of Clive and Urbandale to the east.

Five foot sidewalks are proposed throughout the remainder of the plat.

UTILITIES

All public utility services will be extended throughout the plat to provide access to the proposed 149 single family lots. The primary sewers and utility mains are being extended adjacent to the townhome and apartment properties for future connection and extension when projects specific to those properties are proposed. Sanitary sewer for this plat is being provided from the new Little Walnut Creek Lift Station. The applicant will be coordinating the extension of sanitary sewer service from the Fox Creek Estates Plat 6 project to this plat in order to serve the 100 acre development. Sanitary sewer stubs are being left for future extensions to serve the remainder of property south of Douglas Parkway and west of Alice's Road.

Storm water detention is being accommodated for this plat in a few different areas. The majority of property south of Douglas Parkway and west of Westgate Drive are directing storm water to the detention pond in Outlot Z. The majority of properties south of Douglas Parkway and east of Westgate Drive are directing storm water to the detention

pond on Lot 150 (townhomes). A portion of single family lots on the south end of the plat naturally sheet flow into the swale and detention pond being constructed as part of Prairie Crossing Plat 5. The remaining portion of the subdivision north of Douglas Parkway is directing its storm water to the detention pond in Outlot Y.

PARKLAND:

As previously noted, Lot B is the proposed location for parkland dedication. Based upon the proposed number of single family lots, the application would be responsible for the dedication of 2.69 acres. The townhome ground would be responsible for the dedication of approximately 1.09 acres. The apartment ground would be responsible for the dedication of approximately 2.96 acres. Total anticipated parkland dedication would be around 6.74 acres. The applicant is dedicating 7.72 acres to the City for parkland. This property configuration ties-in with the 5.2 acres dedicated as part of Fox Creek Estates Plat 3 and the 4.94 acres dedicated as part of Prairie Crossing Plat 2 for a total park size of around 17.86 acres. A portion of the proposed park extends toward the intersection of NE Boston Parkway which will provide for the ability for trail extensions and pedestrian connectivity between the park and neighborhoods.

Staff is currently working with a consultant on the preliminary master planning of this park based upon the dedicated properties that exist and this anticipated 7.7 acres.

MISCELLANEOUS:

A 25 foot landscape buffer and associated plantings has been provided along NE Douglas Parkway for the single family residential lots and outlots. Lots 150 and 151 will be responsible for the installation of a 25 foot landscape buffer adjacent to any of the single family residential properties.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend Approval of the Preliminary Plat for the Landing at Shadow Creek.

CITY OF WAUKEE

Ben Landhauser
Senior Planner