



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Bluestem Plat 1 – Final Plat

**DATE:** June 24, 2014

**GENERAL INFORMATION:**

**Applicant:**

Diligent BSP Holdings, LLC

**Requested Action**

Final Plat Approval

**Location and Size:**

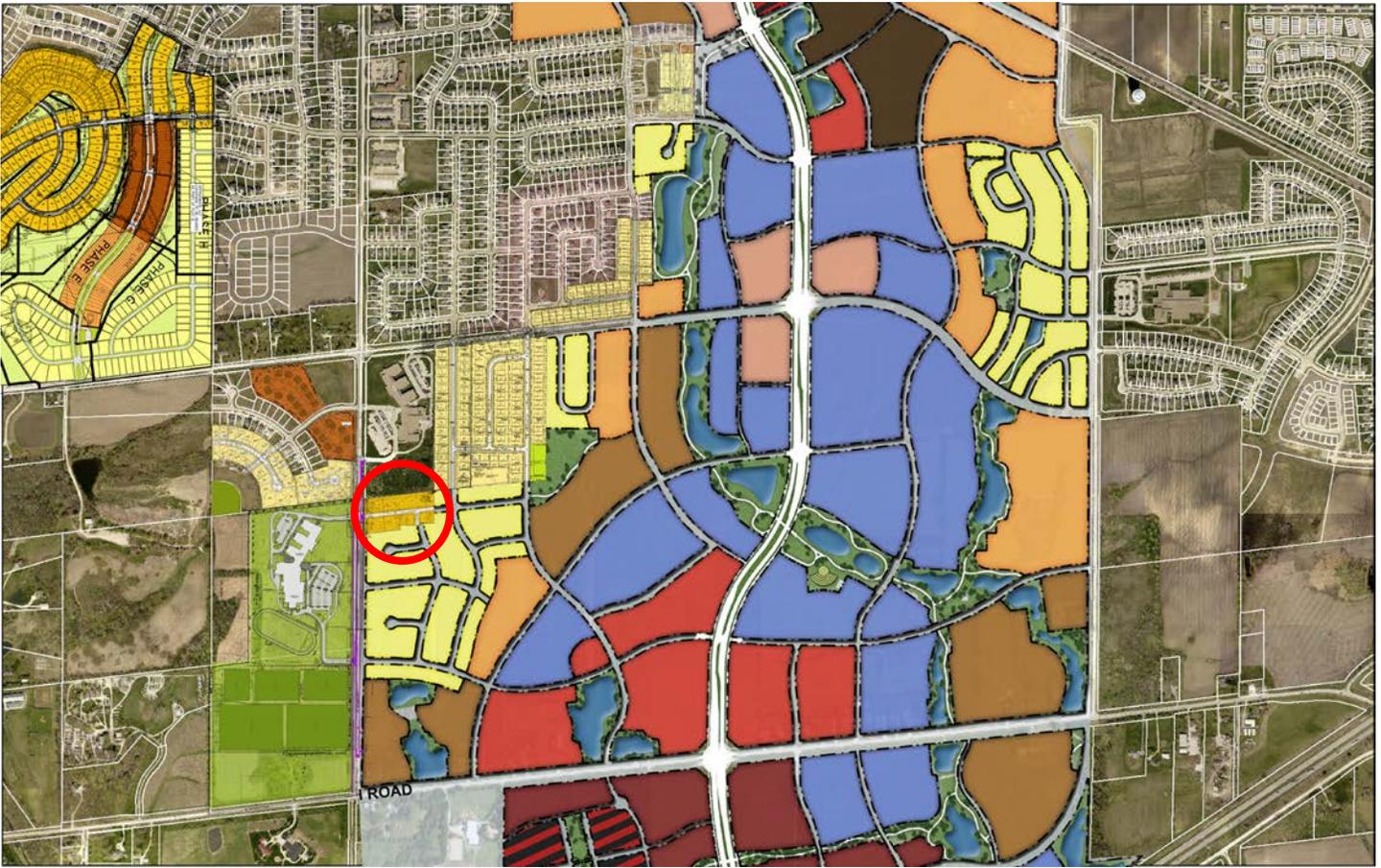
Property is generally located East of SE L.A. Grant Parkway, south of the Waukeee South Middle School containing approximately 4.16 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-2
North	Waukeee South Middle School	Neighborhood Residential	A-1
South	Vacant / Undeveloped	Neighborhood Residential	R-2
East	Vacant / Undeveloped – Agricultural	Neighborhood Residential	A-1
West	Timberline Middle School – Under Construction	Neighborhood Residential	A-1

**BACKGROUND:**

The subject property is located on the east side of L.A. Grant Parkway and immediately south of South Middle School. The subject property is approximately 4.16 acres in area. As part of this final plat, the applicant is proposing to construct 14 single family lots consistent with the R-2 (One and Two Family Residential District) zoning requirements.



**ABOVE:** Aerial of Final Plat identifying the proposed single family residential lots (**Darker YELLOW** circled in **RED**) and Surrounding Properties. The Kettlestone Master Plan layout is also indicated on the aerial with varying residential densities and primary roadways shown adjacent to the property.

## PROJECT DESCRIPTION:

### LOTS:

The final plat includes 14 single family residential lots. The lots range in size from 8,500 square feet to 12,111 square feet. The typical lot frontage is proposed to be approximately 68 - 75 feet. All of the lots included 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, SIDEWALKS, & TRAILS:

Two new streets have been constructed as part of the plat. SE Tallgrass Lane was extended from SE L.A. Grant Parkway to the eastern plat boundary. SE Bluestem Drive intersects with SE Tallgrass Lane and has been stubbed to accommodate a single lot on either side of the street with the intent to be extended through for future development. The intersection location of SE Tallgrass Lane and SE L.A. Grant Parkway was coordinated with the applicant and the School District during the site plan review and approval of the Timberline School to ensure that the north access into the school site was in alignment with this new street.

A trail has been planned to run between the north portion Bluestem and the Waukee South Middle School property. A 20 foot trail easement was acquired as part of the development of the middle school property and an additional 10 feet is proposed as part of this plat. In order to provide for a trail crossing from this trail to the trail on the west side of SE L.A. Grant Parkway, this trail will be routed south adjacent to Lots 1 and 14

of the proposed plat to provide for a crossing on the south side of the SE L.A. Grant Parkway/SE Tallgrass Lane intersection.

All internal sidewalks will be constructed as part of the individual lot development.

**EASEMENTS:**

Several easements are provided within the plat based upon the location of the utilities. A few off-site storm water related easements are provided along the adjacent property to the south for proper management of the storm water currently flowing through to a ravine at the far southern end of the subdivision.

A 25 foot landscape buffer will be provided across the western portions of Lots 1 and 14 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 laid to service the lots. The sanitary sewer has been extended to the plat from the gravity sewer along SE L.A. Grant Parkway as part of the widening project. This plat will utilize the last portion of gravity sewer available in this area.

Storm water from the plat will be routed to the existing ravine at the south end of the plat. A detention pond will need to be constructed for any future phases on this development.

**MISCELLANEOUS:**

Parkland dedication has not yet been finalized by the applicant. Previously the applicant had proposed a cash payment in lieu of parkland dedication. In addition, the applicant has also had discussions with the adjoining property owner to the east about creating a common development plan and arranging for the parkland dedication of both properties on the property to the east adjacent to the dedicated land provided as part of the Westown Meadows Plat 2 development. Prior to forwarding this Final Plat to the City Council the applicant will need to finalize their plans to satisfy parkland dedication requirements.

**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**

Andy Kass  
Planner II