



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Prairie Crossing Plat 5 - Final Plat

DATE: June 24, 2014

GENERAL INFORMATION:

Applicant: Alice's, LC | C/O Knapp Properties.

Requested Action: Final Plat Approval

Location and Size: Property is generally located north of E. Hickman Road, west of NE Alice's Road, adjacent to Prairie Crossing Plats 2 & 4, containing a total of approximately 15.055 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential / Community Village	R-2 & C-4
North	Vacant - Undeveloped/Agricultural	Neighborhood Residential	R-4/R-3
South	Prairie Crossing Plats 2 & 4	Neighborhood Residential	R-2
East	MidAmerican Substation & Team Technologies Data Center	Community Village	C-4
West	Outlot X of Prairie Crossing Plat 2 (Parkland Dedication)	Neighborhood Residential	R-2

BACKGROUND:

The subject property has been developed into 30 single family residential lots and one commercial office property. A few outlots are being platted as part of a planned property swap with the property owner to the north for future development as single family lots. The larger Outlot is being platted to accommodate detention needs of the subdivision and surrounding area. The total project area encompasses approximately 15 acres. The applicant had previously received approval of plats for 72 single family lots in Prairie Crossing Plats 2 - 4. The proposed plat is the final phase of the Prairie Crossing residential development.



ABOVE: Aerial of the proposed Final Plat (**YELLOW & BLUE** areas) in relation to the surrounding properties. The area in yellow identifies the 30 single family residential lots and outlots proposed within the plat. The area in blue identifies the proposed commercial lot on the east side of NE Archer Avenue.

LOTS:

The final plat includes 30 single family residential lots. The lots range in size from 8,883 square feet to 14,380 square feet. The typical lot frontage is proposed to range from 68 - 77 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.

The commercial office lot (Lot 31) is approximately 2.45 acres in size.

There are various outlots that will be platted as identified by the final plat. Outlot Z, which includes approximately 0.19 acres, and Outlot X, which includes approximately 0.65 acres, are planned to be part of a future plat of single family residential lots accessible from NE Boston Parkway. The applicant is currently working with the developer to the north (Landing at Shadow Creek subdivision) to finalize this arrangement that would be presented to the Commission as a future plat. Outlot Y is proposed as the storm water management facility for the subdivision.

STREETS:

NE Westgate Drive has been extended north through the plat. Westgate Drive is a major collector street and is sized as a 70 foot right of way adjacent to the single family residential lots in Prairie Crossing. A new street, NE Traverse Drive has been extended from NE Alice's Road to NE Westgate Drive as a 60 foot right of way. NE Archer Avenue has been extended north through the plat as a 60 foot right of way and will serve as the zoning district boundary between the single family residential and commercial office uses.

The applicant will be providing a petition, contract, and waiver related to their responsible cost share in the future improvements to NE Boston Parkway adjacent to Outlots X and Y.

EASEMENTS :

Several easements are proposed within the plat based upon the location of proposed utilities. A few storm water detention easements will be established to accommodate the needed storm water management of the development.

UTILITIES :

A 12 inch water main has been extended to the north within the NE Westgate Drive right of way as a mid point redundancy main to the existing/planned 12 inch water mains on Hickman Road, Alice's Road, and Warrior Lane, and Douglas Parkway. 8 inch water mains will be extended through the remainder of the plat within the other dedicated right of ways.

An 8 inch sanitary sewer was extended from NE Alice's Road along the NE Horizon Drive right of way to serve all of the single family residential properties as well as the commercial office property as part of Prairie Crossing Plats 1- 4. This 8 inch main has been extended through the proposed plat.

Storm water from the plat will be directed to Outlot Y.

PARKLAND DEDICATION :

Parkland dedication related to the proposed 30 single family lots was provided as part of Prairie Crossing Plat 2 in Outlot Z (@4.9 acres) which abuts this plat on the west.

STAFF RECOMMENDATION

At this time staff feels comfortable with the final plat and would recommend approval subject to remaining staff comments and completion of remaining public improvements.

CITY OF WAUKEE

Ben Landhauser
Senior Planner