



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Grant Woods Waukeee Plat 1 – Preliminary Plat

DATE: August 12, 2014

GENERAL INFORMATION:

Applicant: Grant Woods, LLC

Requested Action Preliminary Plat Approval

Location and Size: Property is generally located on the north side of University Avenue and east of SE Waco Place, containing approximately 10.04 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Residential	Neighborhood Residential	A-1 (R-1 proposed)
North	Indigo Ridge Plat 2 – Single Family Residential	Neighborhood Residential	R-2
South	Vacant / Undeveloped	City of West Des Moines	N/A
East	Indigo Ridge Plat 1 – Single Family Residential	Neighborhood Residential	R-2
West	Indigo Ridge Plat 3 – Single Family Residential	Neighborhood Residential	R-2

BACKGROUND:

The subject property is currently utilized as a large residential estate. There is an existing house, barn, outbuilding (storage), and a metal shed located on the property. In addition, the open space on the property has been used as a practice field for local soccer teams in the past. All existing structures on the property will be removed as part of this development except for the existing barn. Recently, the Planning & Zoning Commission recommended approval of the applicant’s request to rezone the subject property from A-1 (Agricultural) to R-1 (Single Family Residence) in order to develop a residential subdivision at the July 8, 2014 meeting. The rezoning request has been considered two times by the City Council for which both times the request has been approved unanimously. The rezoning will be considered for the third and final time at the next regularly scheduled City Council meeting.



ABOVE: Aerial Photo of Proposed Plat in **YELLOW** in relation to the surrounding properties

Project Description:

Lots:

The preliminary plat includes 20 single family residential lots. The lots range in size from 10,594 square feet to 34,931 square feet. The majority of the lots are 80 feet in width. Most of the lots included in the preliminary plat will have a minimum front setback of 30 feet, a minimum side setback of 15 feet (total), and a minimum rear setback of 30 feet, with the exception of Lots 8 – 10 and Lots 13 -16. Lots 8 -10 and 13 – 16 will have a minimum front yard setback of 35 feet and the same side and rear yard setback of the other lots in the plat.

Streets:

A new street will be constructed for this plat. SE Grant Woods Court will provide access to the plat off of SE University Avenue and will have a cul-de-knuckle and ultimately end in a cul-de-sac. This will be a 29 foot wide street

Five foot sidewalks will be constructed on both sides of SE Grant Woods Court.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities. The developer will need to obtain an easement across an adjacent residential property in order to connect to the sanitary sewer on SE Indigo Lane. As development surrounding the property occurred there was no gravity sanitary sewer stubbed to the property which is why the connection on SE Indigo Lane has been proposed.

A 25 foot landscape buffer easement will be provided across the rear of the lots along SE University Avenue 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 12” water main will be laid to service the lots. The 8 inch sanitary sewer associated with this plat will be connected an existing 8 inch gravity sewer that flows to the north to a lift station.

Storm water from this plat will be routed to the existing pond in the northeast corner of the property.

Parkland Dedication

As part of the development of this plat the applicant is required to dedicated parkland, for which the amount required in this case is 0.36 acre. In order to satisfy the parkland dedication requirement of 0.36 acre the applicant has submitted a proposal to the City for the City to acquire Lots 1 – 3 of the plat which would include the existing barn. Alternatively, the applicant has proposed to dedicate the American Gothic sculpture that has been displayed on this property for a number of years to the City. Acceptance of either proposal will be a decision made by the City Council.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Grant Woods Waukee Plat I.

CITY OF WAUKEE

Andy Kass
Planner II