



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Bluestem Plat 2 – Preliminary Plat

**DATE:** October 28, 2014

**GENERAL INFORMATION:**

**Applicant:** Diligent BSP Holdings, LLC

**Requested Action** Preliminary 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 23.17 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	Bluestem Plat 1	Neighborhood Residential	R-2
South	Vacant – Undeveloped & Existing Single Family Residences	Neighborhood Residential	A-1
East	Vacant / Undeveloped – Agricultural	Neighborhood Residential	A-1
West	Timberline Middle School – Under Construction	Neighborhood Residential	A-1

**BACKGROUND:**

The subject property is currently owned by Diligent BSP Holdings, LLC and is part of a larger overall development plan for the Bluestem subdivision. Bluestem Plat I recently received final plat approval by the City Council. At the time Bluestem Plat I was presented to the Commission and City Council, the City was in the process of finalizing the more detailed master plan for Kettlestone. Since that time, the applicant has worked with staff to align the area desired for development with the master plan approved by the City. At this time, the applicant is requesting approval of a 54 lot preliminary plat which encumbers the remainder of ground proposed under the name Bluestem.



## **PROJECT DESCRIPTION:**

### **LOTS:**

The preliminary plat includes 54 single family residential lots. The lots range in size from 8,400 square feet to 30,926 square feet. The typical lot frontage is proposed to be approximately 70 - 80 feet. All of the lots included in the preliminary 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.

2 lots are proposed by the applicant with access from SE LA Grant Parkway. In reviewing the location of these lots, staff has worked with the applicant to identify a common access driveway that will be owned and maintained by those 2 lot owners. Both lots are of much larger size to allow for flexibility of construction on the lot and utilizing a common approach from the street. The separation from the proposed SE LA Grant Parkway and SE Esker Ridge Drive intersection should allow for reasonable access into and out of the properties.

### **STREETS, SIDEWALKS, & TRAILS:**

A few new streets are proposed as part of the plat with SE Bluestem Drive being extended from its current location to the southern portion of the plat. SE Esker Ridge Drive is proposed to extend from SE L.A. Grant Parkway to the eastern plat boundary. SE Esker Ridge Drive is shown in general alignment with the Kettlestone master plan as a 31 foot street in a 70 foot wide right of way. At the intersection with LA Grant Parkway, the road flares into a 37 foot street to accommodate a left turn lane. This intersection was identified in the traffic study completed as part of the Timberline Middle School review, as a possible signalized intersection. SE Clover Court and SE Redfern Drive will be installed from the extension of SE Bluestem Drive. Both cul-de-sacs will be 26 foot wide due to their short length, with SE Redfern Drive widening to 29 feet in width east of SE Bluestem Drive. SE Redfern Drive will be extended to the east in the future but is not anticipated to be a collector street within the Kettlestone corridor.

There are no trails planned within this development as a 10 foot trail has been installed on the west side of LA Grant Parkway with the construction of the Timberline Middle School.

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

### **EASEMENTS:**

Several easements are proposed within the plat based upon the location of proposed utilities. Outlot Z proposed as part of the preliminary plat is primarily reserved for detention purposes and will be maintained by the Bluestem Homeowners Association.

A landscape buffer will be provided across the western portion of the plat where access from LA Grant Parkway is not permitted.

### **UTILITIES:**

8" sanitary sewer and 8" water main will be laid to service the lots. The sanitary sewer will be extended through the plat from a lift station location on the Waukee Community School District property where it will be connected to a temporary lift station. The lift station is being designed and construction under the terms of an agreement put in place at the time the LA Grant Parkway widening project was started as both this applicant and the school district need the lift station to serve their respective properties.

Storm water from the plat will be routed to the existing ravine at the south end of the plat. As previously noted, a detention pond will be created in Outlot Z immediately adjacent to the existing ravine to accommodate the majority of detention needs for the plat and tributary areas.

**PARKLAND DEDICATION:**

As part of the final plat approval for Bluestem Plat I, the applicant identified and entered into an agreement relative to the dedication of parkland within the Stone Prairie subdivision that would be used to satisfy the dedication requirements for all of Bluestem. With this applicant not being able to work with the adjoining property owner to the east in securing park ground adjacent to the land dedicated as part of Westown Meadows Plat 2, staff believes the alternative of enlarging the park in Stone Prairie is still meeting the dedication requirements and should not adversely impact the Bluestem residents from being within reasonable distance to a park area. Staff will be able to provide additional information related to the terms of the agreement and size of the dedication.

**STAFF RECOMMENDATION**

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

**CITY OF WAUKEE**

Ben Landhauser  
Senior Planner