



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Brookridge Plat 1 – Final Plat

DATE: December 9, 2014

GENERAL INFORMATION:

Applicant: Caliber Iowa, LLC

Requested Action Final Plat Approval

Location and Size: Property generally located west of NE Dartmoor Drive and north of NE Bowman Drive containing approximately 5.70 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Neighborhood Residential	R-2
North	Fox Creek Estates Plats 3 and 4	Neighborhood Residential	R-4
South	Village at Gracewood	Neighborhood Residential	R-4
East	Brookridge Townhomes Plat 1 – Under Development	Neighborhood Residential	PD/R-4
West	Gracewood	Neighborhood Residential	R-2

BACKGROUND:

The subject property lies south of Fox Creek Estates and north of the Village at Gracewood. The applicant is requesting approval of a final plat for 18 single family residential lots on approximately 5.70 acres. The Commission and the City Council reviewed the preliminary plat for the development in the summer of 2014 which was then called Brookside. This plat is the first of two single-family residential plats for this development.



ABOVE: Aerial of Property (in **RED**) and Surrounding Area

PROJECT DESCRIPTION:

LOTS

The lots range in size from 9,723 square feet up to 16,886 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 widths of the lots generally range from 65 to 68 feet.

STREETS AND TRAIL

As part of the plat construction, NE Brookridge Court, a new street has been extended off of NE Dartmoor Drive to the west and terminates in a cul-de-sac. NE Brookridge Court is a local street, 29 feet in width. Construction of this street is not complete at this time.

No trail extensions are part of this plat.

Five foot sidewalks are proposed throughout the remainder of the plat and will be installed as part of the individual lot development.

UTILITIES

All public utility services have been extended throughout the plat to provide access to the 18 lots and provide for future extension of services to properties north and east of the plat. Sanitary sewer for this plat is being provided from the sanitary sewer main on the west side of NE Dartmoor Drive.

Storm water detention is being accommodated for this plat in a few different areas. Lots 10 – 18 will utilize the existing detention areas to the south which flows westward along NE Bowman Drive. The owners of Lots 11 – 18 along with the Village at Gracewood Townhome Owners Association will be responsible for the maintenance of the existing detention facility. The remaining portion of the plat will flow to the north and utilize existing intakes and an existing overland flowage easement in the Fox Creek Estates development to route storm water to the north to detention facilities.

MISCELLANEOUS

Parkland dedication requirements for this plat were addressed with Brookridge Townhomes Plat I located to the east. Approximately 1 acre was dedicated with that development which satisfied the dedication requirements for that development, this plat, and a future plat to the south.

A 25 foot landscape buffer has been provided on the eastern edge of the plat along NE Dartmoor Drive. Plantings have not yet been planted within the landscape buffer. The applicant will need to bond for the plantings prior to City Council approval of the final plat if they are not installed prior to approval.

STAFF RECOMMENDATION

At this time, staff would recommend approval of the final plat for Brookridge Plat I subject to any remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

CITY OF WAUKEE

Andy Kass
Planner II