



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Brookridge Plat 2 – Final Plat

DATE: January 13, 2015

GENERAL INFORMATION:

Applicant: Caliber Iowa, LLC

Requested Action Final Plat Approval

Location and Size: Property generally located east of NE Dartmoor Drive and north of Point of Grace Church containing approximately 7.97 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Neighborhood Residential	R-2 / C-1
North	Brookridge Townhomes Pat 1 – Under Development	Neighborhood Residential	PD/R-4
South	Point of Grace Church	Neighborhood Residential	C-1
East	Prairie Crossing Plat 2	Neighborhood Residential	R-2
West	Village at Gracewood Townhomes	Neighborhood Residential	R-4

BACKGROUND:

The subject property lies south of Brookridge Townhomes Plat 1 and north of Point of Grace Church. The applicant is requesting approval of a final plat for 20 single family residential lots on approximately 7.97 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 second of two single-family residential plats for this development.

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 20 lots. Sanitary sewer for this plat is being provided from the sanitary sewer main on the west side of NE Dartmoor Drive.

Storm water detention for Lots 1 – 10 will be accommodated in the detention pond to the north that was constructed as part of Brookridge Townhomes Plat 1. Water will flow to a swale along the joint property line that will direct water to the detention basin. Storm water detention for Lots 11 – 20 will be accommodated in the detention pond constructed on Outlot Z of the plat. This detention pond will also be utilized by the Point of Grace Church to the south.

MISCELLANEOUS

Parkland dedication requirements for this plat were addressed with Brookridge Townhomes Plat 1 located to the east. Approximately 1 acre was dedicated with that development which satisfied the dedication requirements for the townhome project and Brookridge Plats 1 and 2.

A 25 foot landscape buffer has been provided on the western edge of the plat along NE Dartmoor Drive. A 25 foot landscape buffer has also been provided on the Point of Grace Church property in the rear of Lots 11 – 16. Plantings have not yet been planted within the landscape buffers. 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 Council approval.

STAFF RECOMMENDATION

At this time, staff would recommend approval of the final plat for Brookridge Plat 2 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
Senior Planner