



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Drew’s Addition Plat 1 – Preliminary Plat & Final Plat

DATE: March 24, 2015

GENERAL INFORMATION:

Applicant: RM Madden Construction Inc.

Requested Action Preliminary Plat & Final Plat Approval

Location and Size: Property is generally located north of SE University Avenue, east of SE Westwoods Drive, containing approximately 0.93 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-1
North	Southfork Plat 2	Neighborhood Residential	R-5 (A-1)
South	Commercial/Golf Course	City of West Des Moines	N/A
East	Single Family Residential	Neighborhood Residential	R-1
West	Country Club West Plat 5	Neighborhood Residential	R-1

BACKGROUND:

The subject property is located on the north side of SE University Avenue, east of SE Westwoods Drive. The subject property is currently two separate lots and the request is to reconfigure the lots to provide more buildable area on Lot I. The subject property was formerly owned by the City of Waukeee. The City acquired the west lot for right-of-way purposes when SE University Avenue was widened and the east lot was acquired through condemnation for nuisance abatement purposes. There was a home on the east lot, but it was demolished by the City. The City sold the west lot in 2007 and in 2013 sold the east lot to the applicant.



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

Project Description:

Lots:

The preliminary plat and final plat includes 2 single family residential lots. Lot 1 is proposed to be 27,908 square feet and Lot 2 is proposed to be 12,638 square feet. The proposed lot widths comply with R-1 requirements. All of the lots are indicated as having the required 30 foot front setback.

Streets:

No new streets will need to be extended to provide access to the proposed lots. Access will be provided off of SE University Avenue. The preliminary plat identifies potential locations for the new driveways.

No new sidewalks will be required as part of this plat. There is an existing 6 foot trail that fronts the two properties. Portions of the trail will need to be replaced when the new driveways are installed and when the existing driveway on Lot 1 is removed.

Easements:

No new easements are proposed or required at this time.

Utilities:

Utility services will be provided from existing utilities within the SE University Avenue right-of-way. The only utility that will need to be extended is a section of 2 inch sanitary sewer pipe that will need to be extended to

the joint lot line of Lots 1 and 2 in order to serve Lot 1. The extension of this pipe is approximately 85 feet from the east.

An existing overland flowage easement on the west side of Lot 1 will accommodate storm water from the site and ultimately water flows from the easement and to a waterbody on the property to the north.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat and Final Plat for Drew's Addition Plat 1 subject to review of the legal documents.

CITY OF WAUKEE

Andy Kass
Senior Planner