



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Williams Pointe Plat 15 – Preliminary Plat

DATE: March 24, 2015

GENERAL INFORMATION:

Applicant: Williams Pointe Commercial I, LC & Three Sixty Group

Requested Action: Final Plat Approval

Location and Size: Property is located in the northeast corner of the SE Alice’s Road / SE University Avenue Intersection containing approximately 7.25 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Village	PD/C-1A
North	Vacant – Undeveloped	Community Village	PD/C-4 & PD/C-1A
South	Vacant – Undeveloped	Community Village	C-1
East	Winhall at Williams Pointe / People’s Trust and Savings Bank	Neighborhood Residential	PD/R-3 & PD/C-1A
West	Gilcrest Jewett	Community Village	C-1A & M-1A

BACKGROUND:

The subject property is located in the northeast corner of the intersection of SE Alice’s Road and SE University Avenue and is approximately 7.25 acres in area. The applicant requests final plat approval for five commercial lots. The subject property was the subject of a Planned Development (PD) rezoning in 2005 and 2013 and was originally platted as part of Williams Pointe Plat 9.



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

Project Description:

Lots:

The preliminary plat includes five lots for commercial development. The lots range in size from 44,924 square feet to 63,431 square feet. All proposed lots meet the required bulk regulations outlined in the adopted PD document and the Zoning Ordinance.

Outlot Z will serve as a storm water detention area for the development. Outlot Z will be owned and maintained by the commercial owner's association.

Streets:

No new public streets will be constructed as part of the improvements to the site. There is an existing private road on the northern boundary of the site that will provide access off of SE Brick Drive and SE Alice's Road. Maintenance of the existing private road will be the responsibility of the owner's association. There is also an access point to SE University Avenue on the southern plat boundary that will provide right-in right-out access.

A 5 foot public sidewalk will need to be constructed along the east plat boundary at the time Lot 5 develops.

Small portions of right-of-way on the south and west sides of the property will be dedicated to the City for trail construction and future widening of Alice's Road.

Easements:

There are a number of existing utility easements from previous plats on the property. A number of additional private easements are proposed for ingress/egress, storm sewer, and water main.

Utilities:

8" sanitary sewer and 8" water main currently runs through the property. Service lines (water and sanitary) have already been extended to each lot from previous platting of the property.

Storm water for this site will be detained in a wet bottom detention basin that will be constructed on Outlot A. Water will be released into two 24-inch pipes that will connect to an existing structure in the public right-of-way and be released to the west. The detention basin will need to be constructed at the same time Lot I is developed.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for Williams Pointe Plat 15 subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass
Senior Planner