



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: The Landing at Shadow Creek Plat 1 – Final Plat

DATE: May 12, 2015

GENERAL INFORMATION:

Applicant: The Landing at Shadow Creek, LLC

Requested Action Final Plat Approval

Location and Size: Property is generally located north of E. Hickman Road, west of NE Alice’s Road containing a total of approximately 16.61 acres more or less.

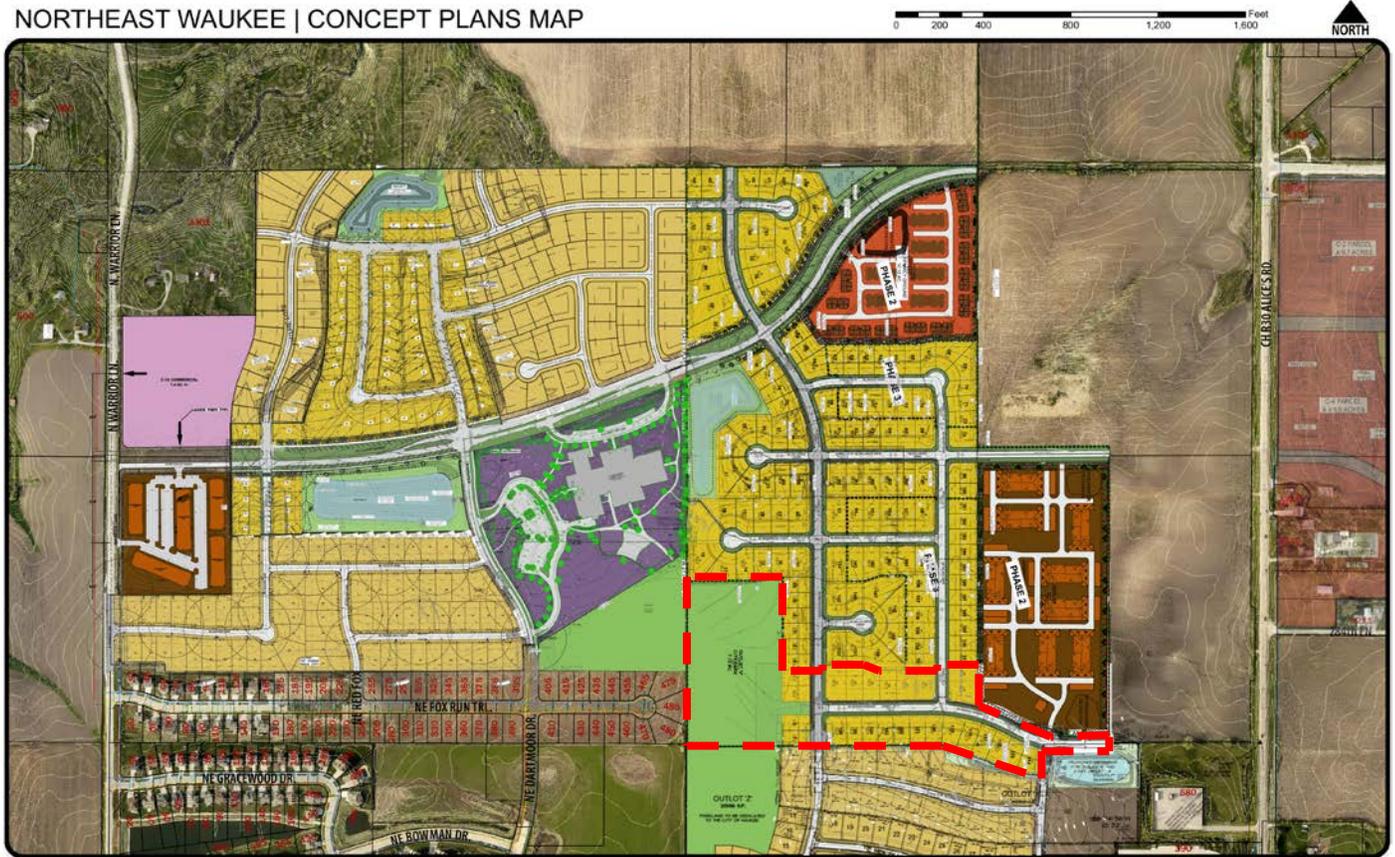
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2
North	Vacant – Undeveloped/Agricultural	Neighborhood Residential	R-2
South	Prairie Crossing Plat 5	Neighborhood Residential	R-2
East	Vacant – Undeveloped	Neighborhood Residential	C-4 / R-3
West	Future City Park	Neighborhood Residential	R-2

BACKGROUND:

The subject property is located directly north of the Prairie Crossing development and is the first of three phases of the Landing at Shadow Creek development. The subject property has been developed into 25 single family residential lots. Outlot V is being platted and being dedicated to the City to satisfy parkland dedication requirements. The total project area encompasses approximately 16 acres.

NORTHEAST WAUKEE | CONCEPT PLANS MAP



ABOVE: Aerial of Property (Red Dashed Line) the green area is the parkland being dedicated.

LOTS:

The final plat includes 25 single family residential lots. The lots range in size from 8,989 square feet to 14,862 square feet. The typical lot frontage is proposed to range from 68 - 77 feet. All of the lots included in the 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.

Outlot V is approximately 7.7 acres in area and will be dedicated to the City for parkland dedication requirements.

STREETS:

NE Westgate Drive has been extended north through the plat. NE Westgate Drive is a major collector street and is sized as a 70 foot right-of-way. A new street, NE Boston Parkway has been extended from NE Westgate Drive to the west as a 70 foot right-of-way minor collector. A short extension of NE Wilden Drive has been constructed going north off of NE Boston Parkway. NE Wilden Drive is a 60 foot right-of-way local street that will be extended further to the north in future phases of this development.

A 10 foot trail will be extended along the north side of NE Boston Parkway and on a portion of NE Westgate Drive as each individual lot develops. These trails will tie into the planned trail system within the planned park improvements. All other sidewalks will be 5 feet in width and will be installed as each lot develops.

EASEMENTS:

Several easements are proposed within the plat based upon the location of proposed utilities. A storm water detention easement will need to be provided for the temporary detention basin.

UTILITIES:

A 12 inch water main has been extended to the north along NE Westgate Drive right of way and to the west along NE Boston Parkway. 8 inch water main has been extended to the north along NE Wilden Drive.

An 8 inch sanitary sewer was extended from NE Archer Avenue to serve all of the single family residential properties This 8 inch main has been extended through the proposed plat.

Storm water from the east side of the plat will be directed to a temporary detention basin on adjacent property that is part of the overall Landing at Shadow Creek development. When this property develops a permanent detention basin will be developed. Storm water from the western part of the plat will be directed through the parkland and will ultimately be detained in a detention basin that will be developed as part of Plat 2 of this development.

PARKLAND DEDICATION:

The required parkland dedication for this plat is 0.45 acre. The applicant is dedicating Outlot V to the City to satisfy this requirement. Outlot V is approximately 7.7 acres in area and will satisfy the parkland dedication requirements for the entire Landing at Shadow Creek development which includes single family, townhomes, and multi-family development. This parkland will tie directly into land acquired from nearby developments to form an 18 acre park.

STAFF RECOMMENDATION

At this time staff feels comfortable with the final plat and would recommend approval subject to remaining staff comments, completion of remaining public improvements, and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass
Senior Planner