



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Grant Woods Waukeee Plat 1 – Final Plat

DATE: June 23, 2015

GENERAL INFORMATION:

Applicant: Grant Woods, LLC

Requested Action Final Plat Approval

Location and Size: Property is generally located on the north side of University Avenue and east of SE Waco Place, containing approximately 10.04 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Residential	Neighborhood Residential	R-1
North	Indigo Ridge Plat 2 – Single Family Residential	Neighborhood Residential	R-2
South	Vacant / Undeveloped	City of West Des Moines	N/A
East	Indigo Ridge Plat 1 – Single Family Residential	Neighborhood Residential	R-2
West	Indigo Ridge Plat 3 – Single Family Residential	Neighborhood Residential	R-2

BACKGROUND:

The subject property is the former Teamwork Acres property. The subject property is located east of the intersection of SE Waco Place and SE University Avenue. Formerly there was a house and outbuildings on the property. An existing barn has been preserved on the property and will be sold off with proposed Lot 3. The subject property as rezoned by the City in 2014 and a preliminary plat for 20 single family lots was also approved in 2014 by the City.



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

Project Description:

Lots:

The final plat includes 20 single family residential lots. The lots range in size from 10,471 square feet to 34,931 square feet. The majority of the lots are 80 feet in width. Most of the lots included in the final plat will have a minimum front setback of 30 feet, a minimum side setback of 15 feet (total), and a minimum rear setback of 30 feet, with the exception of Lots 8 – 10 and Lots 13 -16. Lots 8 -10 and 13 – 16 will have a minimum front yard setback of 35 feet and the same side and rear yard setback of the other lots in the plat.

Streets:

A new street has been constructed for this plat. SE Grant Woods Court will provide access to the plat off of SE University Avenue and that ends in a cul-de-sac. This will be a 29 foot wide street.

Five foot sidewalks will be constructed on both sides of SE Grant Woods Court.

Easements:

Several easements are provided within the plat based upon the location of proposed utilities. The developer obtained an easement across an adjacent residential property in order to connect to the sanitary sewer on SE Indigo Lane. As development surrounding the property occurred there was no gravity sanitary sewer stubbed to the property which is why the connection on SE Indigo Lane was required.

A 25 foot landscape buffer easement has been provided across the rear of the lots along SE University Avenue to satisfy the ordinance requirement for a landscape buffer to be constructed along residential lots where access will not be permitted.

Utilities:

8" sanitary sewer and 12" water main have been laid to service the lots. The 8 inch sanitary sewer associated with this plat will be connected an existing 8 inch gravity sewer that flows to the north to a lift station.

Storm water from this plat will be routed to the existing pond in the northeast corner of the property. The homeowners association will be responsible for the maintenance of the retention pond.

Parkland Dedication

As part of the development of this plat the applicant has proposed to donate the existing American Gothic sculpture that was located on the subject property and pay for the cost to refinish the artwork in lieu of dedicating parkland.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for Grant Woods Waukee Plat I subject to remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

CITY OF WAUKEE

Andy Kass
Senior Planner