



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Ramsey Heights – Preliminary Plat & Final Plat

DATE: July 14, 2015

GENERAL INFORMATION:

Applicant: Kading Properties, LLC

Requested Action: Preliminary Plat & Final Plat Approval

Location and Size: Property is generally located south of N Little Walnut Creek Drive and west of N Warrior Lane, containing approximately 5.19 acres

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Neighborhood Residential	AR
North	Single Family Residential	Neighborhood Residential	AR
South	Single Family Residential/ Agriculture and Open Space	Neighborhood Residential	A-1/COS
East	Single Family Residential/ Forest	Neighborhood Residential	AR
West	Single Family Residential	Neighborhood Residential	AR

BACKGROUND:

The subject property is located on the south side of N Little Walnut Creek Drive, just east of S Walnut Lane and west of N Warrior Lane. The subject property is currently one lot platted as part of Sahu Acres, approximately 5.19 acres in size, and the request is to split the lot into two lots. Lot 1 will be 3.19 acres and Lot 2 will be 2 acres. There is a home on Lot 2 that will remain, currently Lot 1 is undeveloped.



ABOVE: Aerial Photo of Proposed Plat in **GREEN** 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 3.19 acres and Lot 2 is proposed to be 2 acres. The proposed lot widths and lot sizes comply with AR requirements. The existing brush line located on Lot 1 is proposed to be removed.

Streets:

No new streets will need to be extended to provide access to the proposed lots. Access will be provided off of S Walnut Lane. The existing gravel drive located within proposed Lot 1 will be relocated in order to provide access to Lot 2 off of S Walnut Lane from the existing gravel drive on the south. This driveway will be 11' wide. The existing 25' driveway easement will remain in order to provide access to the existing residence located to the east of Lot 2.

No new sidewalks will be required as part of this plat.

Easements:

One new easement is proposed as part of the preliminary and final plat. This is a 40' private utility and ingress/egress easement for Lot 1 usage located along the north and west sides of Lot 2. The other easements shown on the final plat are existing easements, platted with Sahu Acres.

Utilities:

Lot 2 will continue to be serviced by the existing water main located on the south side of the property and the existing septic system located just south of the existing house within Lot 2. A water service line to Lot 1 will be extended from the 2" water main located on the property to the west.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat and Final Plat for Ramsey Heights subject to review of the legal documents.

CITY OF WAUKEE

Melissa DeBoer
Planner II