



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: The Landing at Shadow Creek Plat 2 – Final Plat

DATE: August 25, 2015

GENERAL INFORMATION:

Applicant: 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 58.92 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-2 / R-3
North [CITY OF CLIVE]	Vacant – Undeveloped/ Agricultural	N/A	N/A
South	Prairie Crossing Plat 5	Neighborhood Residential	R-2
East	Vacant – Undeveloped	Neighborhood Residential	R-4 / A-1
West	Future Fox Creek Estates/ Grant Ragan Elementary School / Future City Park	Neighborhood Residential	R-2 / R-4

BACKGROUND:

This is the second phase of The Landing at Shadow Creek development that is located north of the Prairie Crossing development and is approximately 58.92 acres in area. The proposed plat contains a total of 85 single family residential lots.

NE Douglas Parkway will serve as a major collector through this development from the western plat boundary adjacent to the Grant Ragan Elementary School site to the east boundary of the plat. NE Douglas Parkway will transition from a two lane divided road to a one lane road at the western plat boundary.

Other streets throughout the plat include NE Dellwood Court, NE Brookshire Court, NE Bellflower Court, NE Bobcat Court, NE Bobcat Drive, and NE Dellwood Drive.

Easements:

Several easements are provided within the plat based upon the location of proposed utilities.

A 25 foot landscape buffer easement has been provided along both the north and south sides of NE Douglas Parkway. A traffic easement is proposed on all four corners of the NE Douglas Parkway/NE Westgate Drive intersection for future traffic signal installation. A sidewalk easement has been provided between lots 13 and 14 to provide access for the school located to the west.

Utilities:

All lots will be served with public utility services. Sanitary sewer for this plat is being provided from the Little Walnut Creek Lift Station.

Storm water from this plat will be routed to the detention facilities located within Outlot "Z". The homeowner's association will be responsible for the maintenance of these facilities.

Parkland Dedication

Parkland dedication has been satisfied with The Landing at Shadow Creek Plat 1.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for The Landing at Shadow Creek Plat 2 subject to remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

CITY OF WAUKEE

Melissa DeBoer
Planner II