



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** The Crossing at Alice's Road Plat 4 – Preliminary Plat

**DATE:** September 22, 2015

**GENERAL INFORMATION:**

**Applicant:** University of Iowa Community Credit Union

**Requested Action** Preliminary Plat Approval

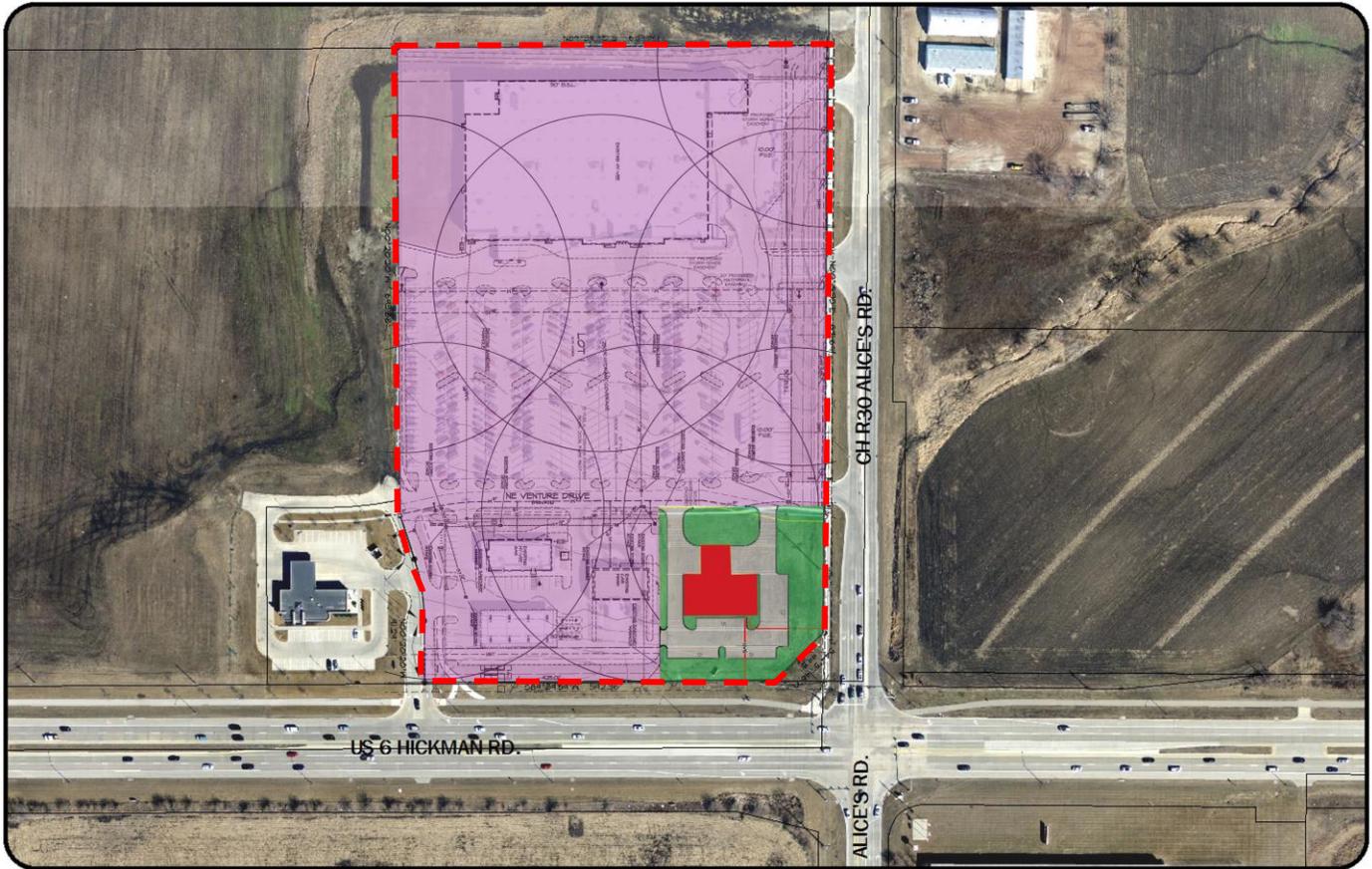
**Location and Size:** Property is generally located at the northwest corner of Hickman Road and Alice's Road, containing approximately 13.46 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Hy-Vee / Hy-Vee Gas and Car Wash / Caribou Coffee / Undeveloped	Community Village	C-1B
North	Springs at Waukeee Apartment Complex	Neighborhood Residential	R-3
South	Vacant / Undeveloped	Community Village	C-1/PD
East	Wright Tree Service / Agricultural	Neighborhood Residential	A-1
West	West Bank	Community Village	C-1B

**BACKGROUND:**

The subject property is located on the northwest corner of Hickman Road and Alice's Road. The site is currently platted as Lot 1 of The Crossing at Alice's Road Plat 1 and contains one commercial lot. The applicant is requesting approval of a preliminary plat in order to split up the current Lot 1 into two lots. Lot 1 will contain everything that already exists: Hy-Vee, Hy-Vee Gas and Car Wash, and Caribou Coffee; and Lot 2 will be the site of a credit union.



**ABOVE:** Aerial photo of proposed plat outlined in **RED** in relation to the surrounding properties. Shown in **PURPLE** is Lot 1 and the buildings shown on this lot already exist, shown in **GREEN** and **RED** is Lot 2 and the concept plan that is proposed for the future.

**Project Description:**

**Lots:**

The preliminary plat includes two lots containing a total of approximately 13.46 acres. Lot 1 contains approximately 12.19 acres and includes the existing Hy-Vee, Hy-Vee Gas and Car Wash, and Caribou Coffee. Lot 2 contains approximately 1.27 acres and is located at the southeast corner of the plat. The purpose of this plat is to split the current Lot 1 of The Crossing at Alice's Road Plat I into two lots in order to provide Lot 2 for future development of a credit union.

**Streets:**

No new streets will be constructed as part of this plat as they already exist. NE Venture Drive is a private street through this plat, which will provide access to the new lot.

**Easements:**

This plat contains several existing easements in order to provide utilities to the existing buildings.

Lot 2 contains an existing sign easement for the City of Waukee monument sign that exists on the site. There is also a 16.5 foot telecommunications easement along the south plat boundary and a partial ingress / egress easement along the north plat boundary.

**Utilities:**

Sanitary service will be extended to proposed Lot 2 from Hickman Road and water service will be extended to the site from the 12" water main located on the west side of NE Alice's Road.

Storm water from Lot 2 will be detained in the proposed pond located in the northeast corner of the lot.

All utilities within Lot 1 are existing and will remain the same.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for The Crossing at Alice's Road Plat 4 subject to remaining staff comments.

**CITY OF WAUKEE**

Melissa DeBoer, AICP  
Planner II