



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

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

**DATE:** November 10, 2015

**GENERAL INFORMATION:**

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

**Requested Action:** Final Plat Approval

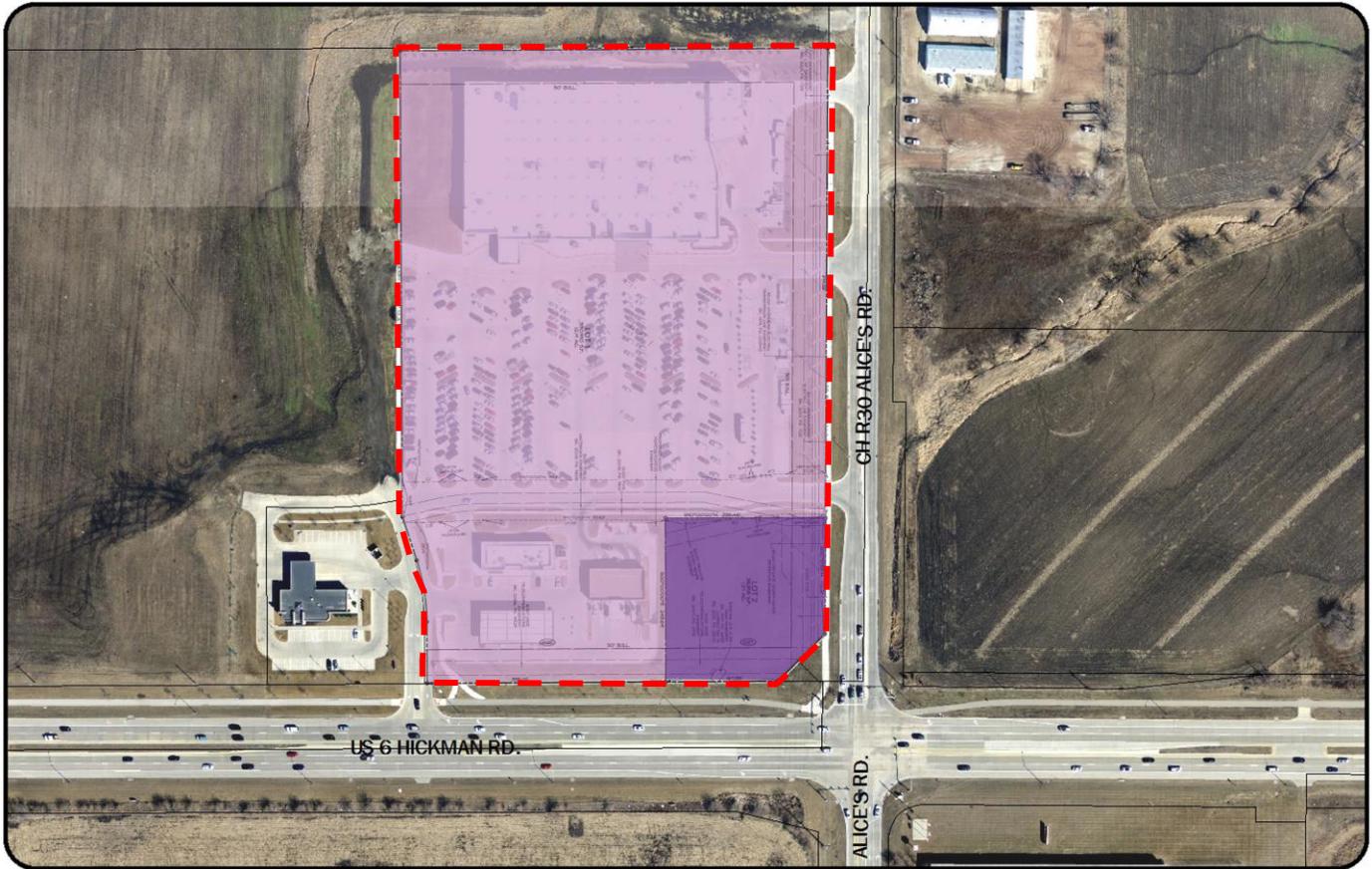
**Location and Size:** Property is generally located at the northwest corner of Hickman Road and Alice's Road, containing approximately 13.46 acres.

**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 preliminary plat for this property was approved by City Council on October 5, 2015. 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 final 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 **LIGHT PURPLE** is Lot 1 and the buildings shown on this lot already exist, shown in **DARK PURPLE** is Lot 2 and the site of the future credit union.

### **Project Description:**

#### **Lots:**

The final 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 1 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 Final Plat for The Crossing at Alice's Road Plat 4 subject to remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

**CITY OF WAUKEE**

Melissa DeBoer, AICP

Planner II