



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: The Landing at Shadow Creek Plat 3 – Final Plat

DATE: November 10, 2015

GENERAL INFORMATION:

Applicant: Landing at Shadow Creek, LLC

Requested Action Final Plat Approval

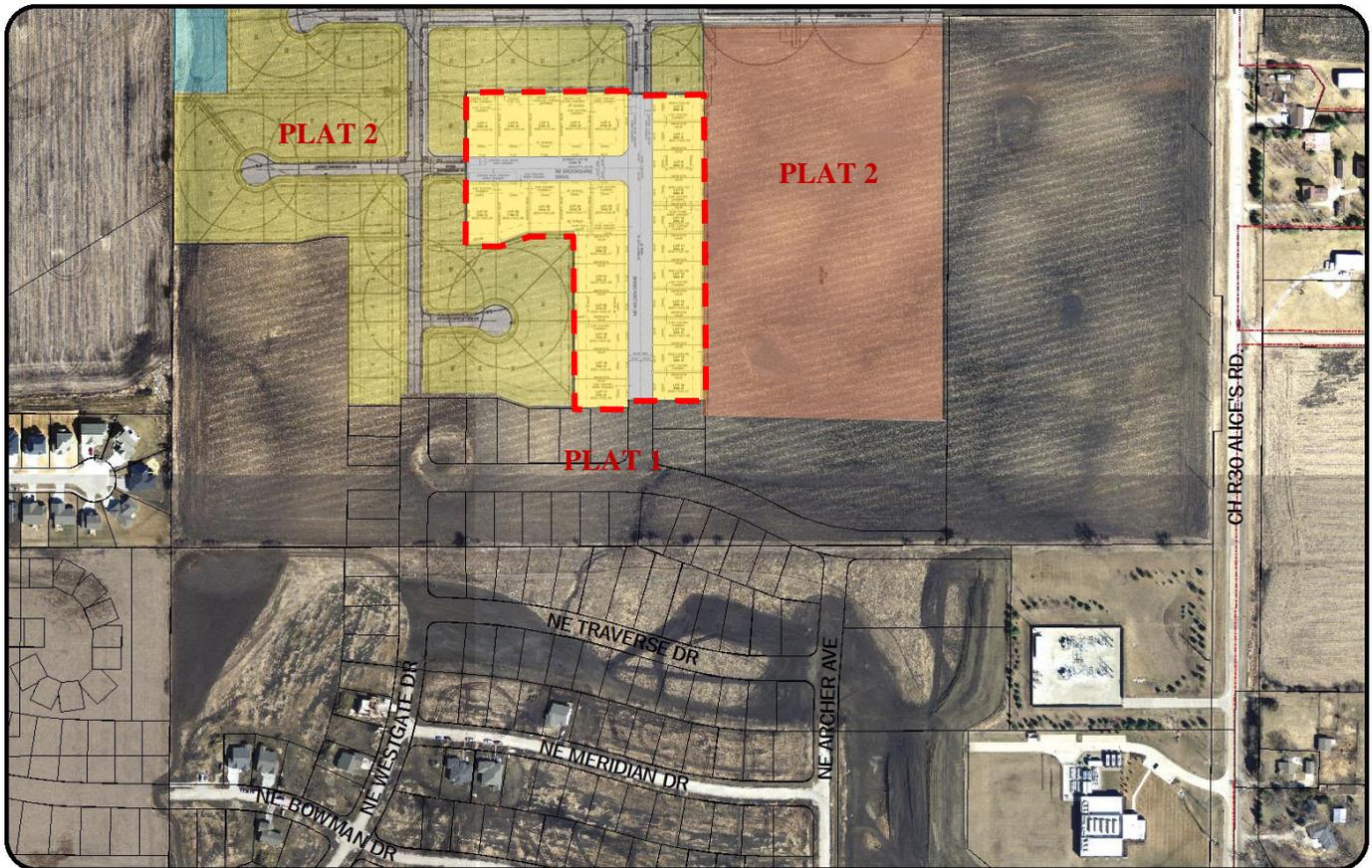
Location and Size: Property is generally located north of E. Hickman Road, west of NE Alice's road containing a total of approximately 7.99 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-2
North	Landing at Shadow Creek Plat 2	Neighborhood Residential	R-2
South	Landing at Shadow Creek Plat 1	Neighborhood Residential	R-2
East	Landing at Shadow Creek Plat 2	Neighborhood Residential	R-3
West	Landing at Shadow Creek Plat 2	Neighborhood Residential	R-2

BACKGROUND:

This is the third phase of The Landing at Shadow Creek development that is located north of the Prairie Crossing development and is approximately 7.99 acres in area. The proposed plat contains a total of 27 single family residential lots.



ABOVE: Aerial photo of proposed plat outlined in **RED** in relation to the surrounding properties.

PROJECT DESCRIPTION:

Lots:

The final plat includes 27 single family residential lots. The single family lots range in size from 8,989 square feet to 14,748 square feet. The minimum lot size required for the R-2 zoning district is 8,000 square feet. 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.

Streets:

NE Wilden Drive will be extended from The Landing at Shadow Creek Plat 1. NE Brookshire Drive will be extended from the Landing at Shadow Creek Plat 2.

Easements:

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

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 The Landing at Shadow Creek Plat 2. 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 I.

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 3 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