



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Waukee Central – Preliminary Plat & Final Plat

DATE: June 28, 2016

GENERAL INFORMATION:

Applicant: Waukee Central, LLC

Requested Action Preliminary Plat & Final Plat Approval

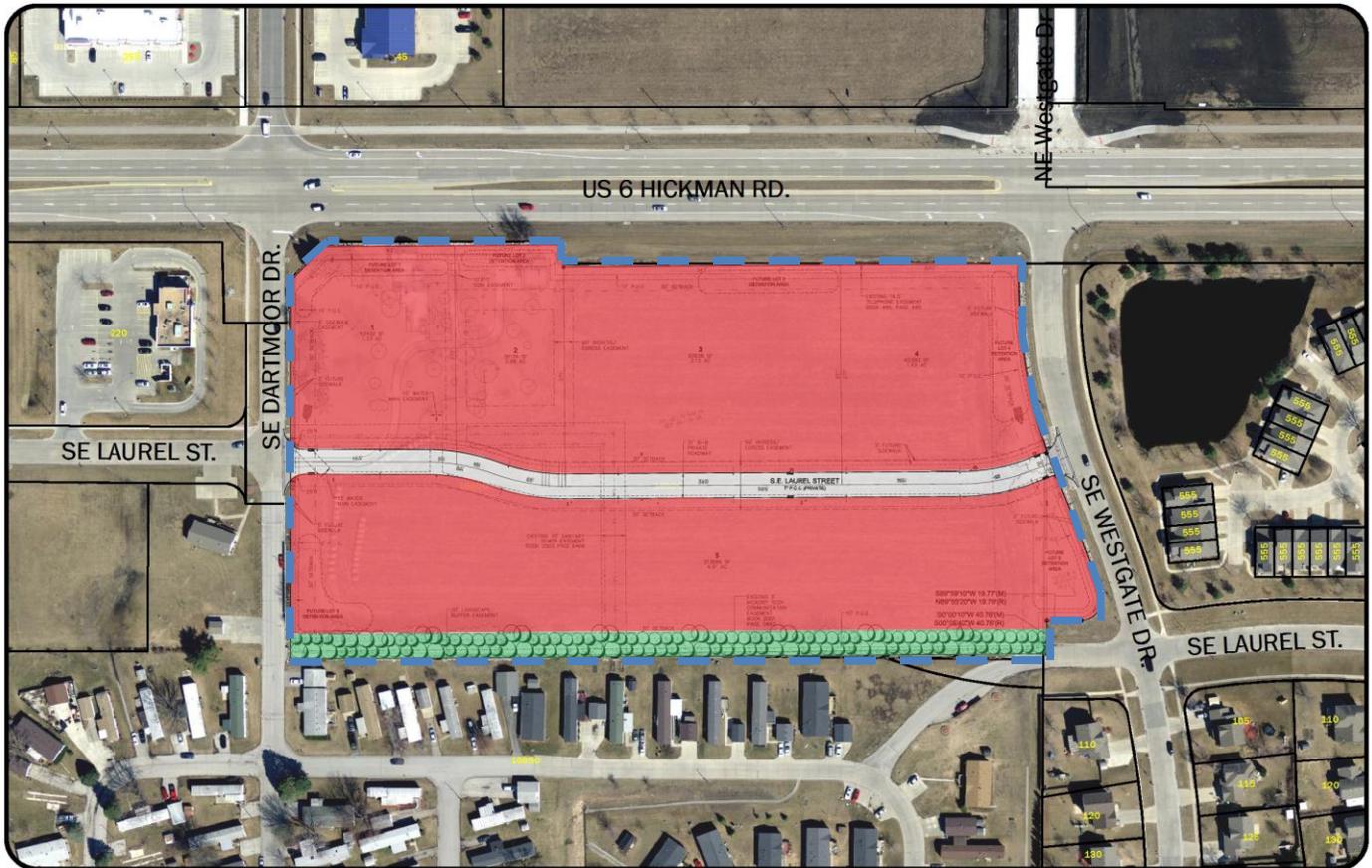
Location and Size: Property is generally located south of Hickman Road between SE Westgate Drive and SE Dartmoor Drive containing approximately 10.57 acres more or less.

LAND USES AND ZONING:

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|---|--------------------------|----------------|
| Property in Question | Residential / Agricultural | Neighborhood Residential | C-1 |
| North | Vacant – Undeveloped | Neighborhood Residential | C-1 |
| South | Midwest Country Estates Mobile Home Park | Neighborhood Residential | R-6 |
| East | Westgate Townhomes | Neighborhood Residential | R-4 |
| West | Commercial | Neighborhood Residential | C-1 |

BACKGROUND:

The subject property is located south of Hickman Road and between SE Westgate Drive and SE Dartmoor Drive. The property is 10.57 acres in area. Currently the property has an existing home and a majority of the property is in agricultural production. The request is for approval of a preliminary plat and final plat for a five lot commercial subdivision.



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

Project Description:

Lots:

The preliminary plat and final plat includes 5 lots for commercial development. The lots range in size from 0.88 to 4.91 acres.

Streets:

SE Laurel Street will be extended from the intersection of SE Laurel Street and SE Dartmoor Drive to SE Westgate Drive. Previous alignments of SE Laurel Street identified SE Laurel Street connecting with existing SE Laurel Street in the southeast corner of the property. With that alignment lot configurations would not be ideal and would make some of the land difficult to develop. The applicant has proposed to an alignment that is more conducive to lot development and typical lot configuration. The street as proposed would be constructed to public standards (31 foot wide pavement). The street would be owned and maintain by the association for the development.

A five foot sidewalk will be constructed on the south side of SE Laurel Street. Sidewalks have also been identified along SE Westgate Drive and SE Dartmoor Drive.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities and access points.

A 30 foot landscape buffer easement will be provided along the south boundary, adjacent to Midwest Country Estates. The landscape buffer plantings will be installed as part of the development of Lot 5.

A monument sign easement has been indicated on the joint lot line for Lots 1 and 2.

Utilities:

All lots will be served with public utility services. There is an existing sanitary sewer main that crosses a portion of the property. Water main will be extended along the south side of SE Laurel Street from SE Westgate Drive to SE Dartmoor Drive.

Future detention locations have been identified on the preliminary plat. Detention will need to be accommodated as each individual lot develops.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat and Final Plat for Waukee Central subject to remaining staff comments and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner