



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Waukee Market Place Plat 1 – Preliminary Plat

DATE: July 12, 2016

GENERAL INFORMATION:

Applicant: Hurd Waukee, LLC

Requested Action Preliminary Plat Approval

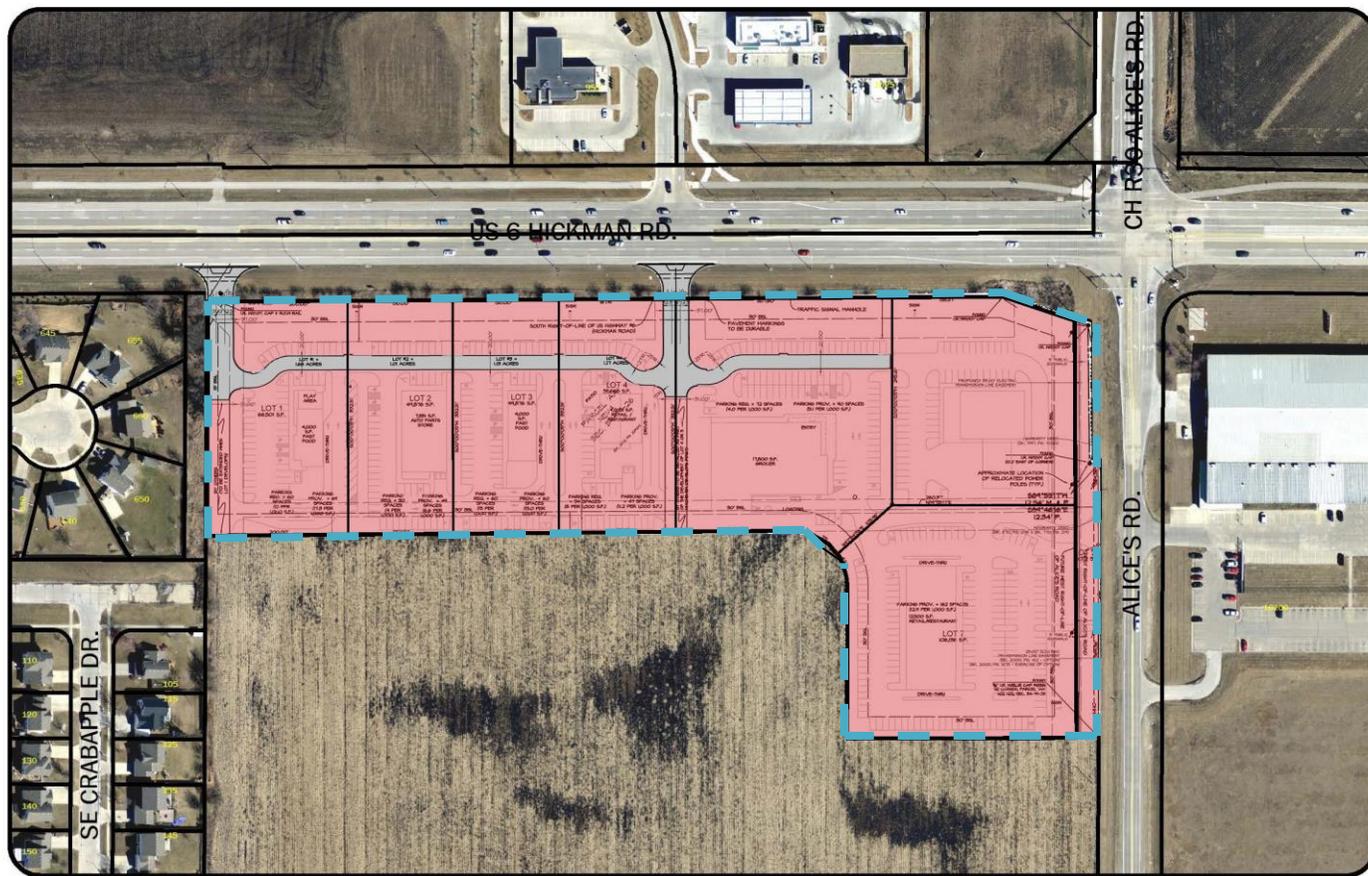
Location and Size: Property is generally located south of Hickman Road and west of SE Alice's Road containing approximately 12 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Village	PD/C-1
North	Hy-Vee, Hy-Vee Gas, Westbank	Community Village	C-1B
South	Vacant - Undeveloped	Community Village	PD/C-1 & PD/C-1A
East	Atlantic Bottling	Community Village	M-1
West	Westgate Neighborhood	Neighborhood Residential	R-2

BACKGROUND:

The subject property is located south of Hickman Road and west of SE Alice's Road. The property is approximately 12 acres in area. The applicant, Hurd Waukee, LLC, requests approval of a preliminary plat for a seven lot commercial development.



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

Project Description:

Lots:

The preliminary plat includes 7 total lots. The lots range in size from 1.14 acres to 2.43 acres. All lots are intended for commercial development. All lots meet the minimum requirements of the C-I Community and Highway Service Commercial District.

Streets & Access:

No public streets will be extended as part of this project. The applicant will be required to do some median work and turn lane work on Hickman Road for the access points off of Hickman Road. Two access points off of Hickman Road are indicated on the preliminary plat that will lead to a private drive that will provide access to Lots 1 – 6. Access to Lot 7 will provided off of SE Alice’s Road at the time that the property develops.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities. In addition, to easements for utilities the preliminary plat identifies proposed ingress/egress easements to provide access to the proposed lots.

A 30 feet wide landscape buffer easement is proposed within Outlot A along the west plat boundary to screen the adjacent residential land use from the proposed commercial uses.

Utilities:

Utilities will be extended throughout the plat to serve all lots. Sanitary sewer will be extended westward from an existing 18-inch sanitary sewer that is on the west side of SE Alice's Road. Water will be extended from the east side of SE Alice's Road westward throughout the plat and will connect with an existing 12-inch water main at the northwest corner of the plat to provide a loop fed water system.

Storm water detention will be provided in a series of ponds fronting Hickman Road and along SE Alice's Road. The preliminary plat identifies locations of the future ponds. All ponds will outlet to the Hickman Road storm sewer.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Waukee Market Place Plat I subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner