



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Deery Brothers Waukee Development – Preliminary Plat

DATE: July 26, 2016

GENERAL INFORMATION:

Applicant: The Rose Companies (applicant) & Estella and J. Harry Copeland Trustees Et Al (property owner)

Requested Action Preliminary Plat Approval

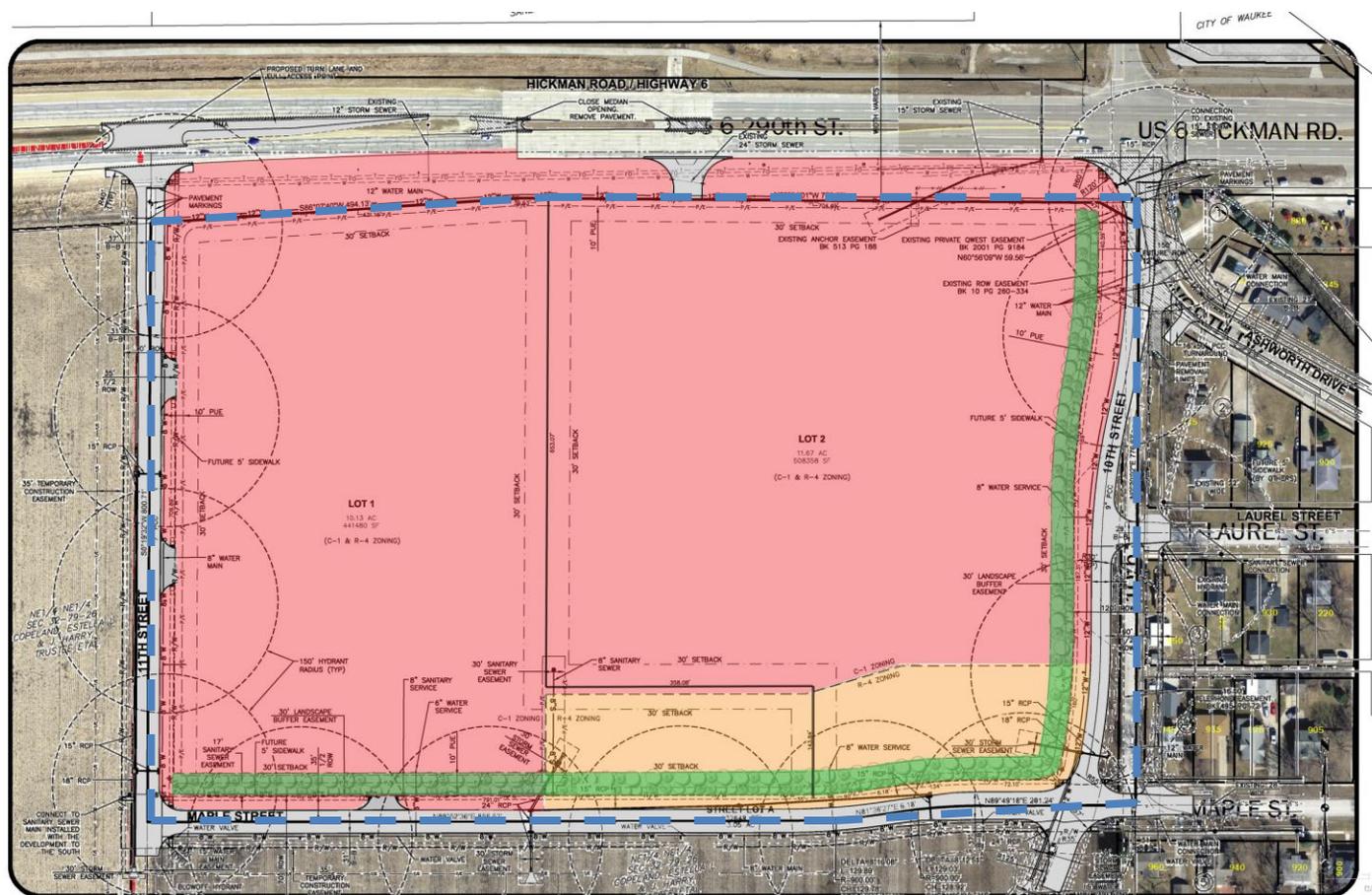
Location and Size: Property is generally located south of Hickman Road and west of 10th Street containing approximately 24.80 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	C-1 / R-4
North	Agricultural	Employment	A-1
South	Agricultural	Neighborhood Residential	R-2 / R-4
East	Single Family Residential	Neighborhood Residential	R-2
West	Agricultural	Neighborhood Residential	N/A (Dallas County)

BACKGROUND:

The subject property is located south of Hickman Road and west of 10th Street and is approximately 24.80 acres in area. Annexation proceedings for the property were recently completed and the property is now within the corporate limits of the City of Waukee. The applicant requests preliminary plat approval for a 2 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 2 lots for commercial development. Lot 1 is 10.13 acres in area and Lot 2 is 11.67 acres in area. All proposed lots are in conformance with the Zoning Ordinance.

Streets:

A number of streets will be extended throughout the plat. Maple Street will be extended from the east to the west plat boundary. Maple Street is indicated as a 31 foot wide street with a 70 foot right-of-way. Laurel Street will be extended from the east to 10th Street. 10th Street will be extended from Hickman Road to the south plat boundary. 10th Street will eventually be a 4 lane boulevard, but at this time the applicant will only be responsible for constructing the west 26 feet of the street. Future improvements will be made as traffic counts warrant improvements. A new street, 11th Street will be constructed along the west plat boundary of the property. 11th Street will be a 31 foot wide street with a 70 foot right-of-way.

In addition to street extensions the applicant will be removing the connection between 10th Street and Ashworth Drive. Ashworth Drive will dead end and a concrete turnaround will be installed.

Five foot wide sidewalks will be constructed on both sides of all streets.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities and construction areas.

A 30 foot landscape buffer easement will be required along the south and east plat boundary to provide screening from the adjacent and future residential development.

Utilities:

Utilities will be extended to all lots. A 12-inch water main will be extended along Hickman Road and 10th Street. An 8-inch water main will be extended along Maple Street and 11th Street. Sanitary sewer will be provided by an 8-inch sanitary sewer that will connect to a sanitary manhole installed as part of the Spring Crest development to the south. This sewer will not be connected to the sanitary sewer that serves the existing residential neighborhood to the east.

The preliminary plat identifies potential storm water detention areas for the lots. These areas are located on the south side of Lots 1 and 2 and the north side of Lot 2.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner