



## STAFF REPORT

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** Legacy Pointe at Waukee Plat 8 – Preliminary Plat

**DATE:** August 9, 2016

### GENERAL INFORMATION:

**Applicant:**

Ewing Land Development & Services, LLC

**Requested Action:**

Preliminary Plat Approval

**Location and Size:**

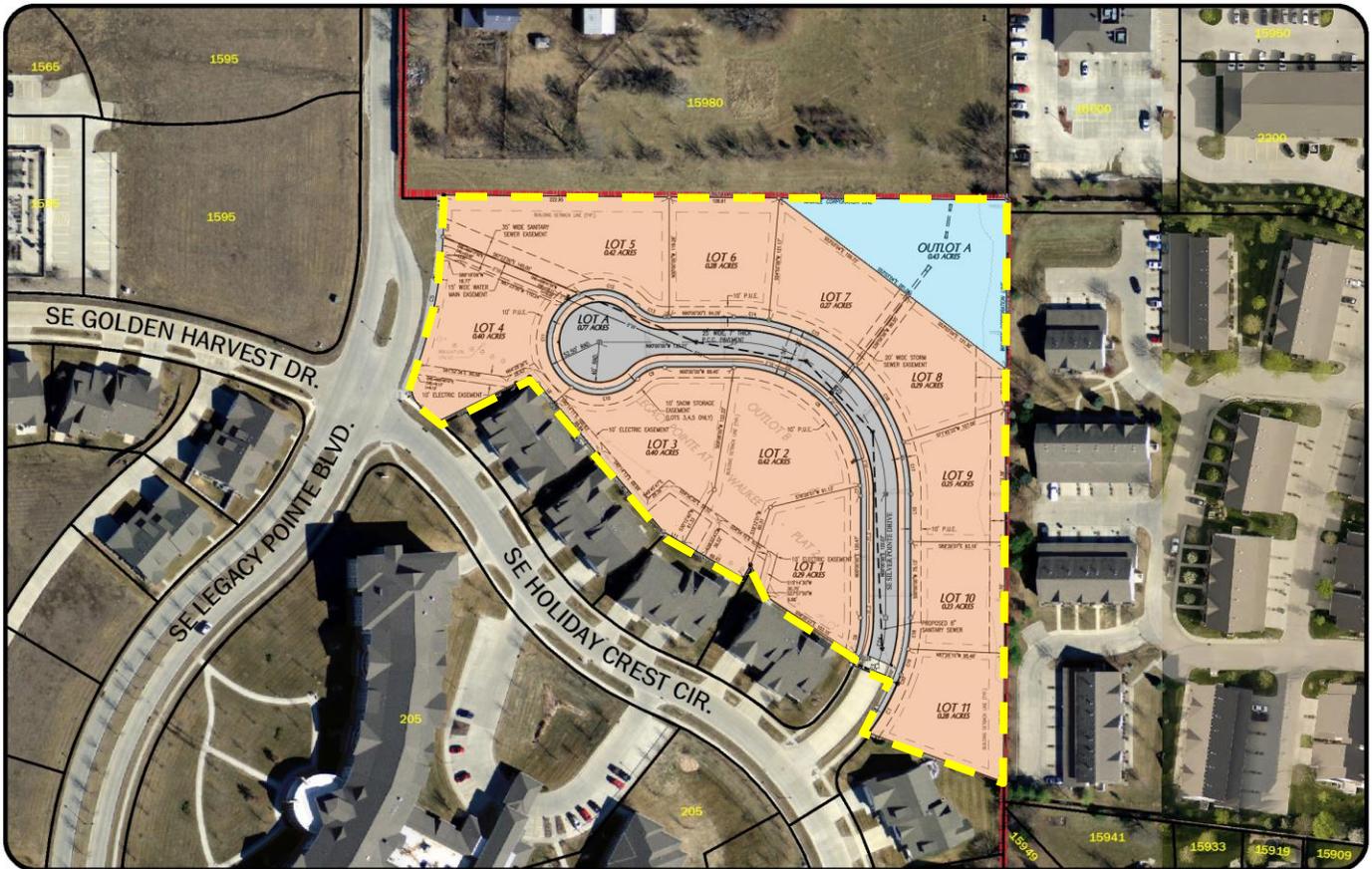
Property is generally located at the northeast corner of SE Legacy Pointe Boulevard and SE Holiday Crest Circle, containing 4.75 acres more or less.

### LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-3 (PD)
North	City of Clive	N/A	N/A
South	Townhomes	Neighborhood Residential	R-3 (PD)
East	City of Clive	N/A	N/A
West	Vacant / Townhomes	Neighborhood Residential	C-1A (PD) / R-3 (PD)

### BACKGROUND:

The subject property is located at the northeast corner of SE Legacy Pointe Boulevard and SE Holiday Crest Circle, just east of the recently approved site for the six townhome units within the Legacy Pointe at Waukee Plat 7 and north of the existing Legacy Pointe Townhomes. The applicant is requesting approval of a preliminary plat for 11 townhome lots.



**ABOVE:** Aerial of proposed plat outlined in **YELLOW** in relation to surrounding properties.

## **PROJECT DESCRIPTION:**

### **LOTS:**

The preliminary plat includes 11 townhome residential lots and 2 outlots. The proposed townhome lots will be consistent in size with the Legacy Pointe Townhomes that exist to the south of this site. The lots range in size from about 10,000 square feet to about 18,000 square feet. Outlot A will be used for detention and will be owned and maintained by a homeowner's association. Outlot B is going to be transferred to the owner of Lot 23 of Legacy Pointe at Waukee Plat I as the patio that is attached to the existing house on lot 23 is over the property line.

### **STREETS AND SIDEWALKS:**

As part of the plat construction, SE Silver Pointe Drive will be extended from SE Holiday Crest Circle which will end in a cul-de-sac. SE Silver Pointe Drive will be 25 feet in width.

A 5 foot wide sidewalk along both sides of SE Silver Pointe Drive and on the east side of SE Legacy Pointe Boulevard will be constructed as part of this plat.

### **UTILITIES:**

Public utilities will be extended to all lots. Storm water in this plat will be detained in the proposed detention basin within Outlot A. This will be owned and maintained by a homeowner's association.

**STAFF RECOMMENDATION**

At this time staff is comfortable with the proposal and would recommend approval of the preliminary plat for Legacy Pointe at Waukee Plat 8 subject to remaining staff comments.

**CITY OF WAUKEE**

Melissa DeBoer, AICP  
Planner II