



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Brandon’s Reserve– Final Plat

**DATE:** September 13, 2016

**GENERAL INFORMATION:**

**Applicant:** M & R Holdings, LLC

**Requested Action** Final Plat Approval

**Location and Size:** Property is generally located on the west side of Warrior Lane and north of SE University Avenue, containing approximately 13.75 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant (Formerly Residential)	Parks & Recreation	R-1
North	Waukeee Public Library	Civic/Institutional	C-4
South	Residential	Parks & Recreation	A-1
East	Waukeee Middle School Centennial Park	Civic/Institutional Parks & Recreation	A-1 & COS
West	Indigo Ridge Plat 3 – Single Family Residential	Downtown	R-1, R-2 & COS

**BACKGROUND:**

The subject property is located west of Warrior Lane and north of the SE University Avenue/Warrior Lane intersection. The applicant, M & R Holdings, LLC, requests approval of a final plat for a 23 lot single-family residential subdivision. In November 2015, the Planning & Zoning Commission recommended approval of the applicant’s request to rezone the subject property from A-1 (Agricultural) and COS (Conservation and Open Space) to R-1 (Single Family Residence) and the City Council approved the rezoning in December 2015.



**Utilities:**

Utilities have been extended to all lots. All utilities within the plat are public except for a few sections of storm sewer located on private property.

Storm water in this plat will be detained in the existing pond that will be maintained by the homeowners association. The pond will not be within an outlot, but will be a portion of Lots 8, 9, 10, 11, 12, 13, and 14.

**Parkland Dedication**

The required amount of parkland dedication for this plat is .41 acres. In lieu of dedicating parkland the applicant has constructed a 10 foot trail along Lots 3 – 6 and to the rear of Lot 7 which will provide pedestrian access to Songbird Park. The trail will also be extended through a portion of Lot 2 that eventually will connect with the Centennial Park trail system.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the plat and would recommend approval of the Final Plat for Brandon's Reserve subject to remaining staff comments and review of the legal documents by the City Attorney.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner