



## STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Deery Brothers Waukee Development – Revised Preliminary Plat

DATE: November 22, 2016

### GENERAL INFORMATION:

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

**Requested Action** Preliminary Plat Approval

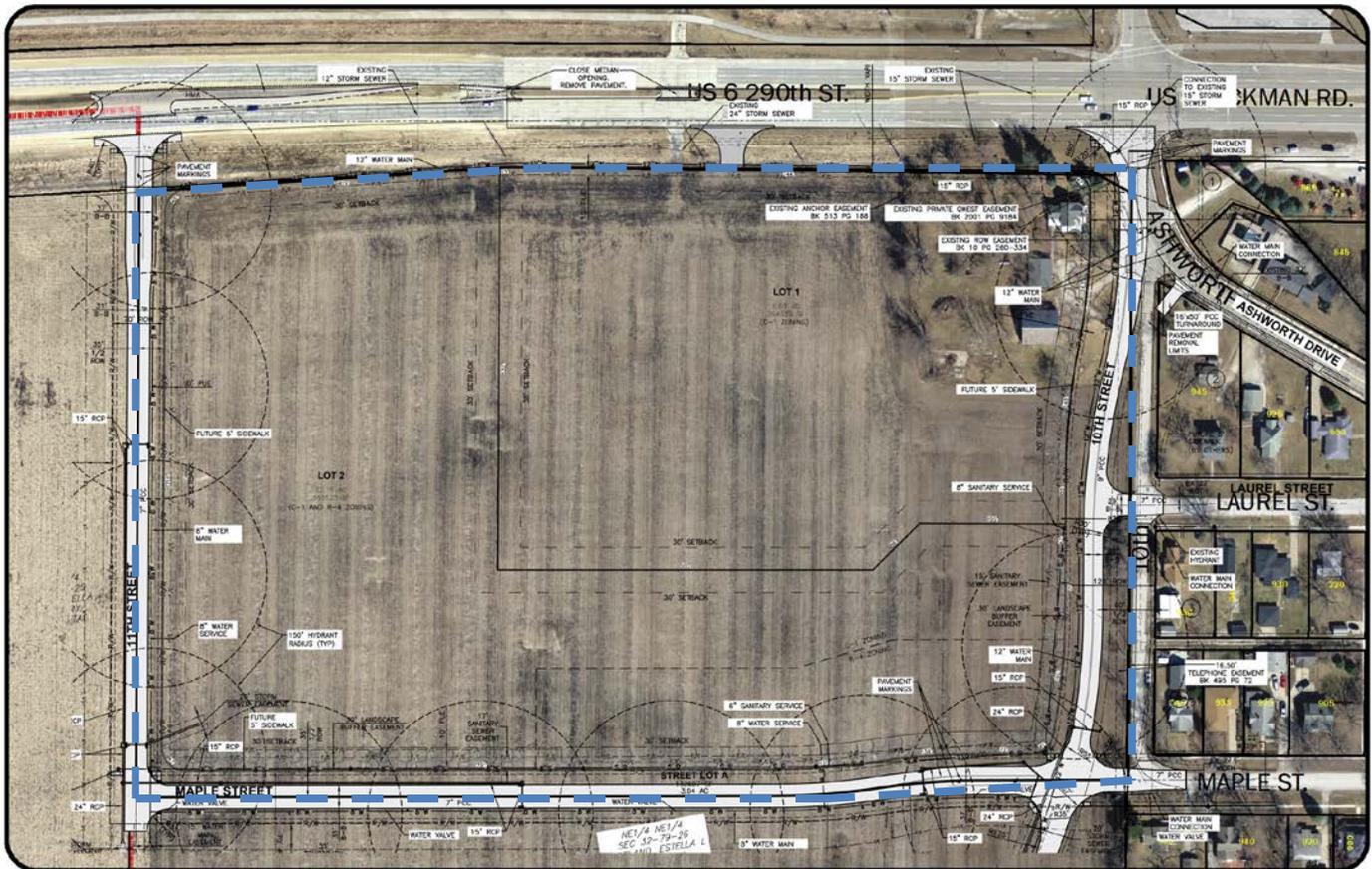
**Location and Size:** Property is generally located south of Hickman Road and west of 10<sup>th</sup> Street containing approximately 21.80 acres more or less.

### 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 10<sup>th</sup> Street and is approximately 21.80 acres in area. This property was recently annexed into the City of Waukee. In July 2016, the Commission recommended approval for a preliminary plat for this property. The applicant has since revised their development plan and has submitted a revised preliminary plat for approvals.



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

## Project Description:

### Lots:

The revised preliminary plat includes 2 lots for commercial development. Lot 1 is 9.05 acres in area and Lot 2 is 12.75 acres in area. All proposed lots are in conformance with the Zoning Ordinance. The change in lot configuration is minimal. Lot 1 has gotten a bit smaller and Lot 2 has gotten a bit larger from the previously proposed preliminary plat.

### 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 10<sup>th</sup> Street. 10<sup>th</sup> Street will be extended from Hickman Road to the south plat boundary. 10<sup>th</sup> 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, 11<sup>th</sup> Street will be constructed along the west plat boundary of the property. 11<sup>th</sup> Street will be a 31 foot wide street with a 70 foot right-of-way.

Previously the City had directed the applicant to remove the connection of 10<sup>th</sup> Street and Ashworth Drive. The City will allow for this connection initially, but when the further improvements to 10<sup>th</sup> Street are made is when the connection will be removed.

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 10<sup>th</sup> Street. An 8-inch water main will be extended along Maple Street and 11<sup>th</sup> 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 Lot 1 and the north side of Lot 1 and Lot 2. Detention on the north side will be connected into the Hickman Road storm sewer and storm water on the south side will be directed southwards through a swale. This water will be picked-up in the future when the property to the south develops which should be around the same time this property develops.

**STAFF RECOMMENDATION**

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

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner