



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Brandon’s Reserve– Preliminary Plat

DATE: February 23, 2016

GENERAL INFORMATION:

Applicant: M & R Holdings, LLC

Requested Action: Preliminary Plat Approval

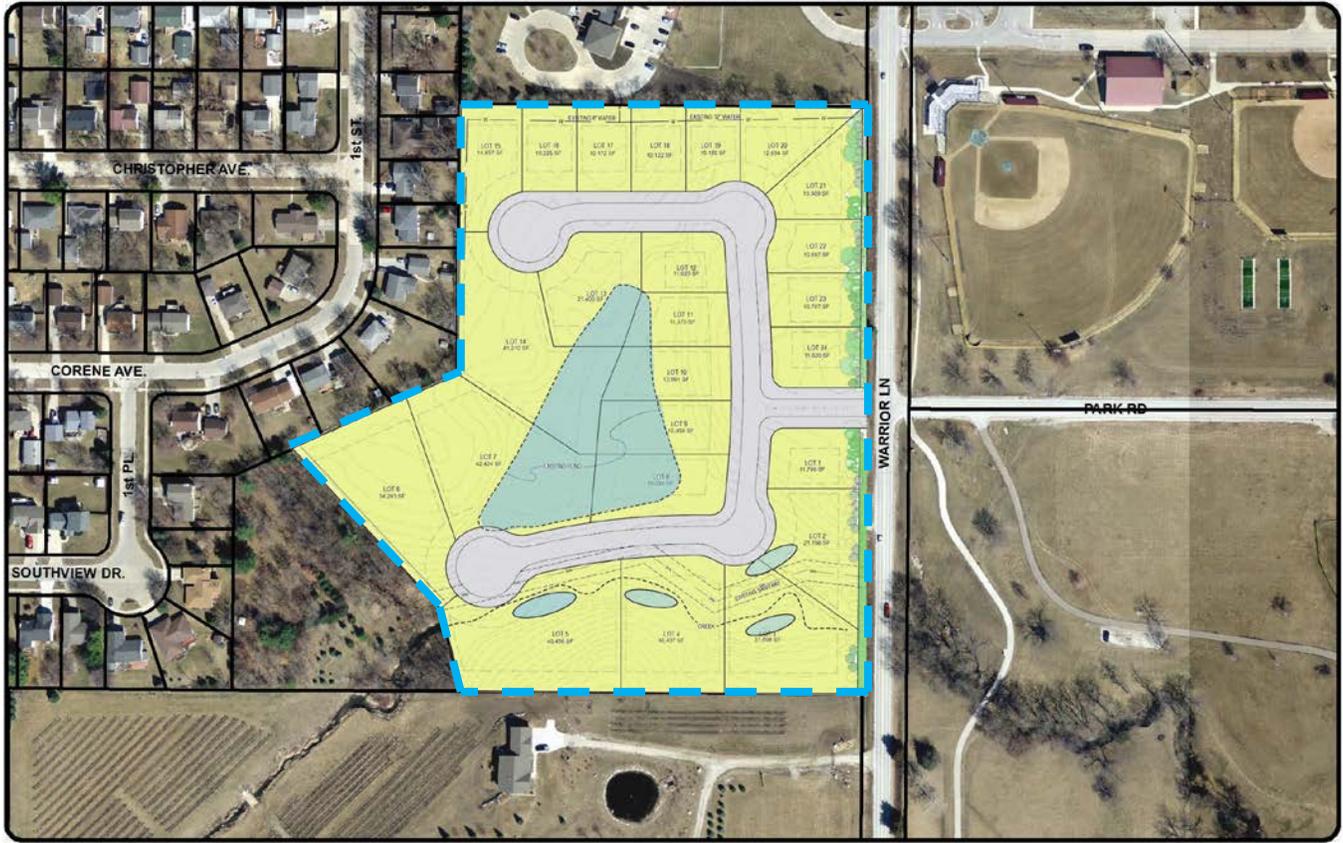
Location and Size: Property is generally located on the west side of Warrior Lane and north of SE University Avenue, containing approximately 13.75 acres.

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, LLC, requests approval of a preliminary 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.



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

Project Description:

Lots:

The preliminary plat includes 23 single family residential lots and 4 outlots. The purpose of the outlots are to prevent construction within the mapped floodplain. Each outlot will be owned and maintained by the lot owner of the abutting lot. All lots meet the minimum width requirement of 80 feet and the lots will range in size from 10,100 square feet to 40,858 square feet.

Streets:

A new street, Ford Lane will be extended off of Warrior Lane. Ford Lane will be a local street 29 feet in width and will end in two separate cul de sacs.

Five foot sidewalks will be constructed on both sides of the streets, except along Lots 3 – 6. On Lots 3 – 6 a 10 foot wide trail has been proposed to be installed.

Easements:

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

A 25 foot landscape buffer easement will be provided along the south boundary, adjacent to Ashworth Road. This landscape buffer easement includes Lots 1, 2, 20, 21, 22, and 23. The landscape buffer plantings will be installed as part of the plat improvements.

Utilities:

Utilities will be extended to all lots. All utilities within the plat are proposed to be 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 home owners 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

As part of the development of this plat the applicant is required to dedicate parkland, for which the amount required in this case is .41 acres. The applicant has proposed to install 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 proposal and would recommend approval of the Preliminary Plat for Brandon's Reserve subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner