



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Landing at Shadow Creek Plat 4 – Preliminary Plat

**DATE:** March 22, 2016

**GENERAL INFORMATION:**

**Applicant:** Landing at Shadow Creek, LLC

**Requested Action** Approval of a Preliminary Plat for approximately 31 single family lots, 2 townhome parcels, and 3 commercial parcels.

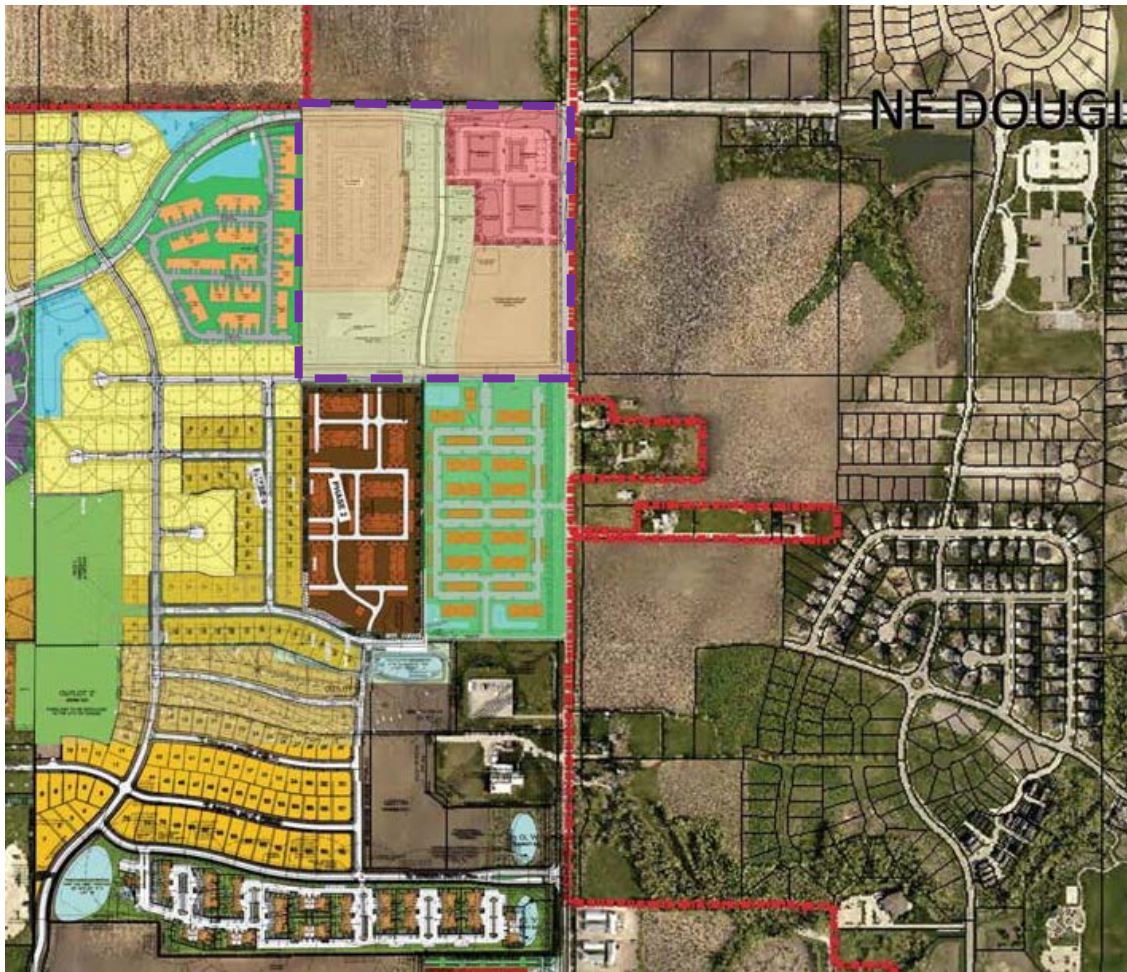
**Location and Size:** Property is generally located on the west side of NE Alice’s Road and north of Hickman Road, containing approximately 40 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2/R-4/C-1
North	Undeveloped	Neighborhood Residential	A-1
South	Undeveloped	Neighborhood Residential	R-3
East	Undeveloped	City of Clive	N/A
West	Landing at Shadow Creek Plats 1 - 3 / Somerset Oaks	Neighborhood Residential	R-2 / R-4

**BACKGROUND:**

The subject property lies east of the Landing at Shadow Creek Plats 1 – 3 and the Somerset Oaks development and west of NE Alice’s Road. The subject property was rezoned in late 2015 from A-1 to its current designation of R-2, R-4, and C-1 to allow for single-family residential, townhomes, and commercial development. The preliminary plat identifies a total of 31 lots for single-family residential development, 2 large parcels for townhome development, and 3 lots for commercial development for a total of 36 lots.



**ABOVE LEFT:** Aerial of Property (Purple Dashed Line) identifying the Single Family Residential in **YELLOW**; THE AREA IN **ORANGE** IDENTIFIES THE PROPOSED TOWNHOME GROUND; THE AREA IN **RED** INDICATES THE COMMERCIAL GROUND.

**PROJECT DESCRIPTION:  
LOTS**

The proposed single-family lots range in size from 8,450 square feet up to 16,821 square feet. The minimum lot size required per the R-2 zoning district is 8,000 square feet for single family lots. All lots are shown with a minimum width of at least 65 feet. Widths of the lots are 65 foot to 70 foot wide lots.

Lots 32 and 33 on the preliminary plat have been zoned to R-4 Row Dwelling and Townhome Dwelling District. Lot 32 is anticipated to be a second phase of the Somerset Oaks development.

Lots 34, 35, and 36 on the preliminary plat are zoned C-1 Community and Highway Service Commercial District in anticipation of being developed as an apartment complex in the future.

Outlot Z will be utilized for storm water detention for the single-family development. This basin will be owned and maintained by a homeowners association.

Outlot Y is the proposed location of the applicant's parkland dedication. This park will be included within the Alice's Road Historical District that has been identified to celebrate Waukee's heritage and history.

### **STREETS AND TRAIL**

As part of the plat construction, NE Dellwood Drive, a 29 foot wide street with a 70 foot right-of-way will be extended east to the plat boundary. NE Addison Drive a 29 foot wide street with a 60 foot right-of-way will be constructed through the plat to provide access to the development. This street will be extended from NE Dellwood Drive to NE Douglas Parkway.

NE Douglas Parkway will be extended from the western plat boundary to the intersection with NE Addison Drive. The initial construction will be of a 1 lane roadway with 26 foot width. Eventually this section of NE Douglas Parkway will be constructed as a 2 lane divided road. The remaining portion of NE Douglas Parkway out to NE Alice's Road will be constructed by the City of Waukee. These portions of NE Douglas Parkway are slated to be completed prior to opening of Grant-Ragan Elementary School in the fall of 2016.

A 10 foot trail will also be constructed on the north side of NE Douglas Parkway consistent with the cities of Clive and Urbandale to the east.

Five foot sidewalks are proposed throughout the remainder of the plat.

### **UTILITIES**

All public utility services will be extended throughout the plat to provide access to the proposed 36 lots. Sanitary sewer and water will be extended along NE Douglas Parkway and south along NE Addison Drive to service the proposed lots. Sanitary sewer for this plat is being provided by the Little Walnut Creek Lift Station. 12 inch water main is also being extended on the west side of NE Alice's Road.

Storm water detention is being accommodated for the single-family lots in the detention basin that will be located on Outlot Z. The townhome developments and commercial developments will be required to accommodate for their own storm water detention as development occurs.

### **PARKLAND:**

As previously noted, Outlot Y is the proposed location for parkland dedication. Based upon the proposed number of single family lots, the application would be responsible for the dedication of 0.56 acres. Based on current concepts for the townhome parcels a total of 1.98 acres would be required to be dedicated. Total anticipated parkland dedication would be around 2.54 acres. The applicant is dedicating 3.17 acres to the City for parkland.

### **MISCELLANEOUS:**

Areas for 25 foot and 30 foot landscape buffers have been identified on the preliminary plat. These are required to screen differing land uses from one another. The 30 foot buffers will be required to be installed as part of commercial development and the 25 foot buffers will be required as part of the townhome development.

### **STAFF RECOMMENDATION**

At this time staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for the Landing at Shadow Creek Plat 4 subject to remaining staff comments.

### **CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner