



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

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

**DATE:** July 26, 2016

**GENERAL INFORMATION:**

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

**Requested Action** Approval of a Final Plat for 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 final plat includes a total of 31 lots for single family development, 2 large lots for townhome development, and 3 lots for commercial development for a total of 36 lots.



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

## **PROJECT DESCRIPTION:**

### **LOTS**

The proposed single-family lots range in size from 8,450 square feet up to 16,821 square feet. The lots range in width from 65 feet to 70 feet.

Lots 32 and 33 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 and Lot 33 is proposed to be future townhomes.

Lots 34, 35, and 36 are zoned C-1 Community and Highway Service Commercial District.

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 proposed parkland and will satisfy the applicant's parkland dedication requirement.

**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 currently under construction and are slated to be completed this August.

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 final 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 the 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 Final Plat for the Landing at Shadow Creek Plat 4 subject to remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

**CITY OF WAUKEE**

Melissa DeBoer, AICP  
Planner II