



## STAFF REPORT

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** Prairie Crossing Plat 6 – Final Plat

**DATE:** October 10, 2017

### GENERAL INFORMATION:

**Applicant:**

Alices, L.C., Knapp Properties Inc.

**Requested Action**

Final Plat Approval

**Location and Size:**

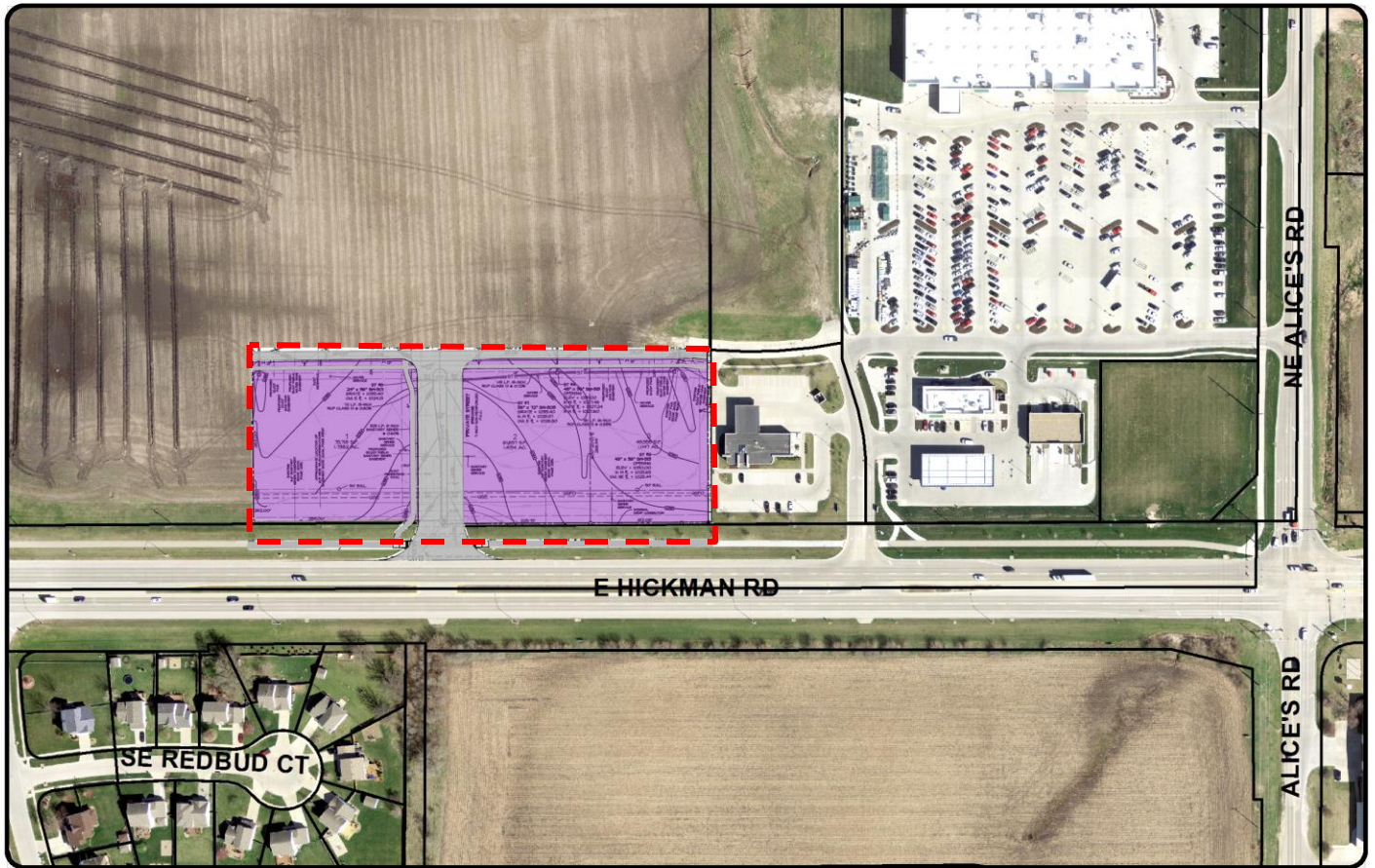
Property is generally located north of Hickman Road and west of Alice's Road and contains approximately 4.27 acres.

### LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Community Village	C-1B
North	Springs at Waukeee Apartment Complex	Neighborhood Residential	R-3
South	Waukeee Market Place Development	Community Village	C-1/PD
East	West Bank / Hy-Vee	Community Village	C-1B
West	Vacant	Community Village	C-1B

### BACKGROUND:

The subject property is located north of Hickman Road and west of Alice's Road, just west of Hy-Vee and West Bank. The site is currently platted as Outlot Y of Prairie Crossing Plat 3. The applicant is requesting approval of a final plat in order to plat a portion of Outlot Y into 3 lots containing about 4.27 acres, just west of the West Bank site.



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

**Project Description:**

**Lots:**

The final plat includes 3 lots. Lot 1 is 1.74 acres, Lot 2 is 1.45 acres, and Lot 3 is 1.08 acres. All lots are intended for commercial/retail development.

**Streets:**

Access to this development will be a full access from Hickman Road. An additional interior, private access will be provided from the existing private road known as NE Venture Drive, running on the south side of Hy-Vee's parking lot. With this project, the east bound left turn lane on Hickman Road into this site will be constructed. The west bound left turn lane on Hickman Road will be constructed at a future date by others.

An eight foot wide pedestrian path will be constructed along the west side of the driveway into the proposed development from the existing trail along Hickman Road. Five foot sidewalks will be provided along the south side of the private road throughout the development, and will connect to the existing sidewalk on the north side of West Bank's site.

**Easements:**

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

**Utilities:**

All lots will be served with public utility services.

Storm water in this plat will be detained in existing detention basins, located to the north of this site, on property also owned by this applicant.

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the proposal and would recommend approval of the Final Plat for Prairie Crossing Plat 6 subject to remaining staff comments and review of the legal documents by the City Attorney.

**CITY OF WAUKEE**

Melissa DeBoer, AICP  
Planner II