



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Spring Crest – Revised Preliminary Plat

DATE: November 14, 2017

GENERAL INFORMATION:

Applicant: Spring Crest Partners, LLC

Requested Action: Preliminary Plat Approval

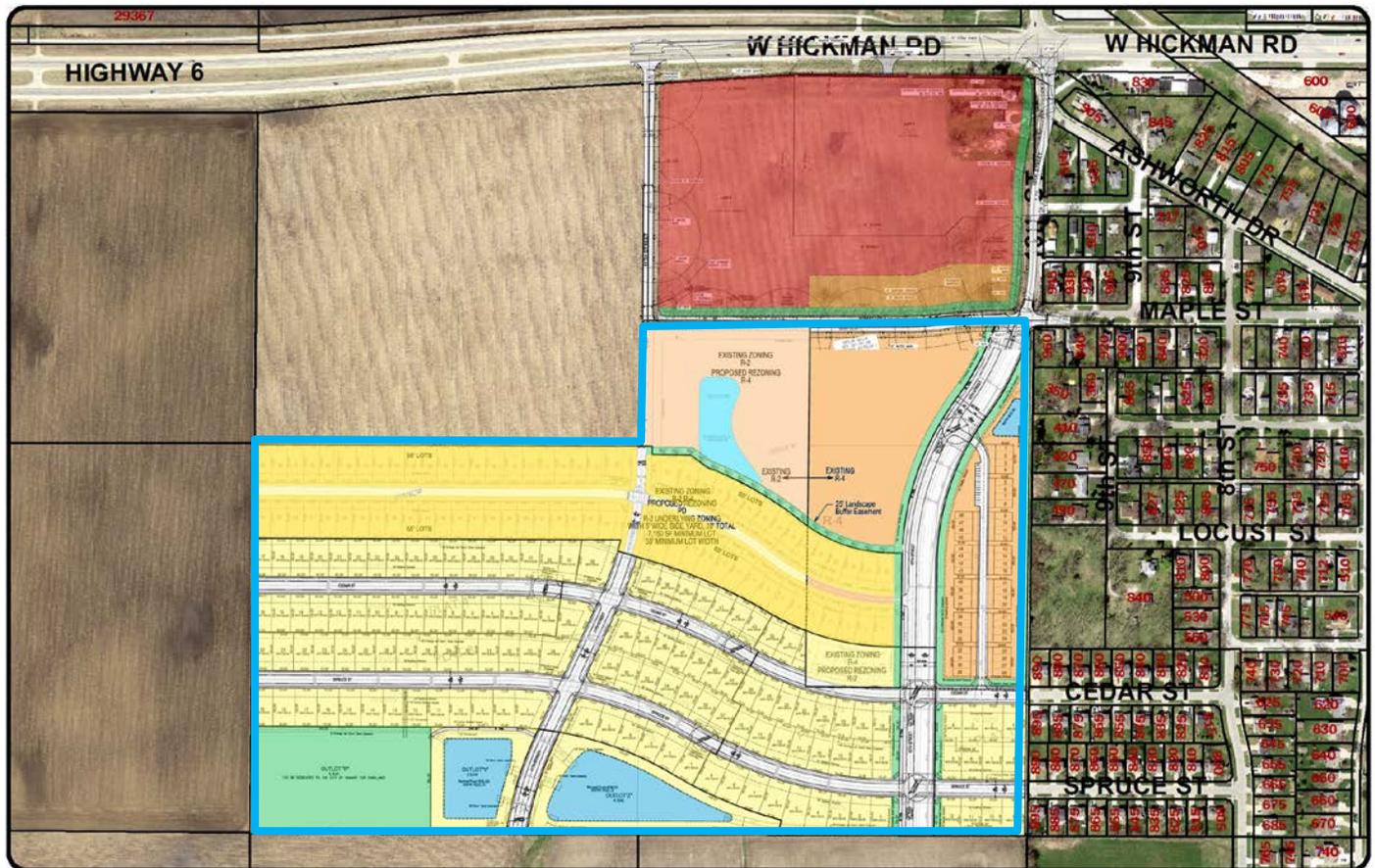
Location and Size: Property is generally located south of Hickman Road, west of Cedar Street and Spruce Street, containing approximately 93.56 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Neighborhood Residential	R-2, PD-1/R-2, R-4
North	Undeveloped / Future Deery Brothers	Neighborhood Residential	C-1 / R-4
South	Vacant	Neighborhood Residential	A-1
East	Single Family Residential	Neighborhood Residential	R-2
West	Vacant	Neighborhood Residential	A-1

BACKGROUND:

The commission recently reviewed a rezoning request for portions of the subject property to allow for lots that are smaller than typical single family lots. The revised preliminary plat has been submitted for review and approval to include the proposed lots within the area that was recommended to be rezoned by the Commission. The City Council will consider the rezoning for the third and final time on November 20, 2017. The first two considerations were approved.



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

Project Description:

Lots:

The revised preliminary plat includes a total of 208 single family lots to be completed over the course of five phases. The initial preliminary plat included 134 lots over four phases. The single-family lots have lot widths ranging from 55 feet to 81 feet. The lot sizes range from 7,150 square feet to 8,500 square feet. In addition to the single family lots, the preliminary plat identifies 48 lots for to be developed for rowhomes. The rowhome lots are 1,525 square feet in area and 25 feet wide. The minimum width requirement for rowhomes is 25 feet.

Outlots X is for future development. With the current zoning, Outlots X could have townhomes developed on it. Outlots Y and Z are lots that will be used for storm water detention and will be owned and maintained by a homeowners association. Outlot P will be dedicated to the City to satisfy parkland dedication requirements.

Streets:

A number of street extensions will be completed as part of the overall development of the property, including 10th Street, 11th Street, Cedar Street, Spruce Street, and Maple Street. Portions of these roads will be constructed as each phase of the development is completed. 10th Street will be a four-lane boulevard street in the future, however, at this time the developer is only required to install the west two lanes of the street. The future widening of the road will be constructed as a City project. This section of 10th Street will connect with the portion to the north that will be constructed as part of the anticipated Deery Brothers car dealership. 11th

Street and Maple Street will be 31 foot wide streets. Maple Street will be a joint project with the applicant and the property owner to the north. Cedar Street and Spruce Street will be 29 foot wide streets.

A 10 foot wide trail will be installed along the west side of 10th Street. 10 foot wide trails will be provided across Outlot Y and between Lots 12 and 13 to provide pedestrian access to the parkland. All other sidewalks within the development will be 5 feet in width.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities. In addition, to easements for utilities the preliminary plat identifies proposed ingress/egress easements to provide access to the proposed lots.

Utilities:

Sanitary sewer for the first phase of the development will be accommodated by the existing sanitary sewers located on Spruce Street and Cedar Street. All remaining phases of development will be served by the Northwest Area Trunk Sewer that is currently under construction. This trunk sewer is slated for completed by fall of 2017. The sanitary sewer that will serve the townhomes will be privately owned and maintained.

A 12-inch water main will be installed along 10th Street. 8-inch water main will be installed throughout the rest of the plat. The water main that will serve the townhomes will be privately owned and maintained.

Storm water will be detained in the ponds located on Outlot Y and Z. The ultimate outlet will be to the south.

Parkland Dedication:

Based upon the number of lots indicated on the preliminary plat the required amount of parkland dedication is 4.34 acres. Outlot P which is 5.15 acres in area located in the southwest corner of the property has been identified that it will be dedicated to the City for parkland.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner