



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Stone Prairie Plat 5 – Final Plat

DATE: November 28, 2017

GENERAL INFORMATION:

Applicant: Diligent Stone Prairie, LLC

Requested Action Approval of a Final Plat for a single family residential subdivision

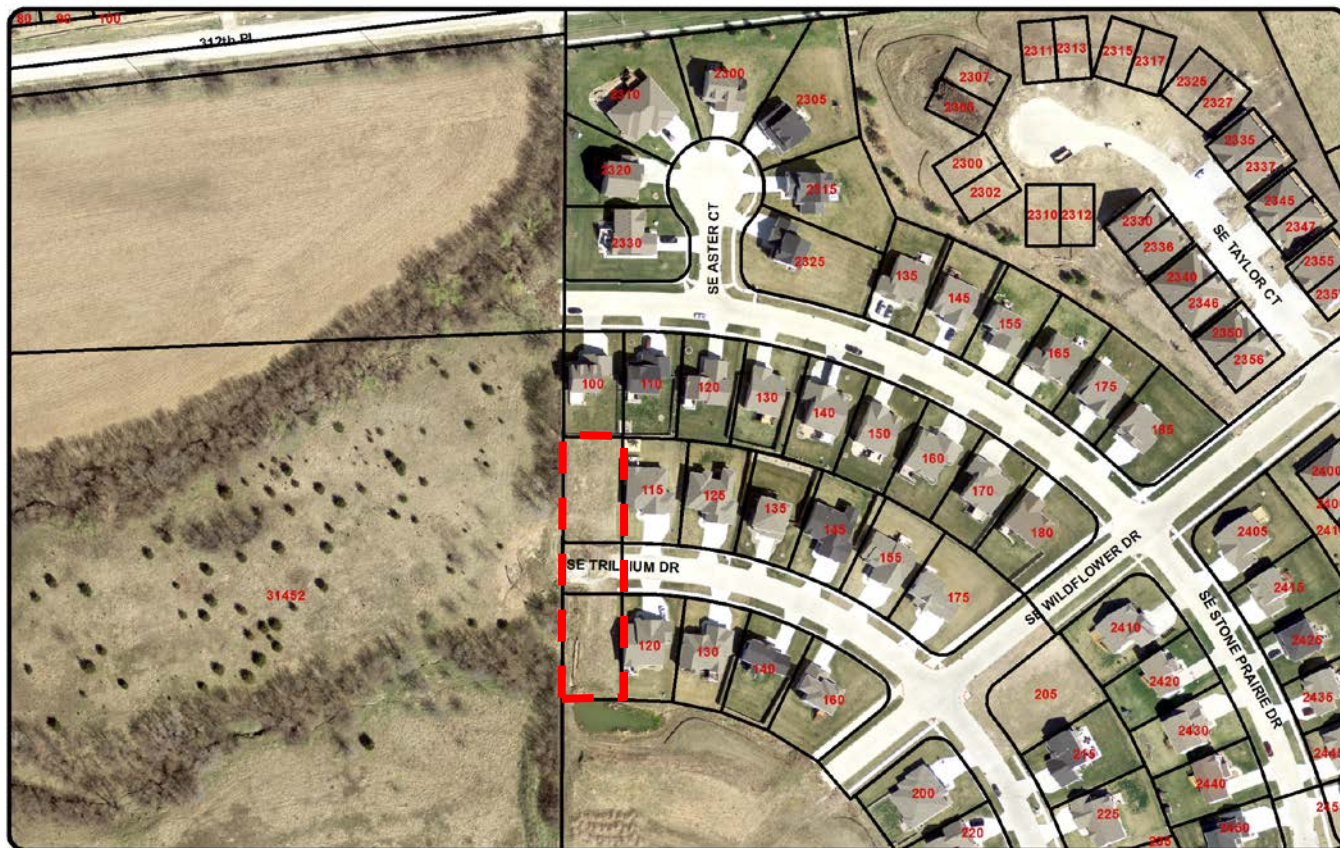
Location and Size: Property is generally located northwest of SE Wildflower Drive and south of SE Westtown Parkway, containing approximately 0.50 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Neighborhood Residential	R-2
North	Stone Prairie Plats 1 – 4	Neighborhood Residential	R-2 / R-4 / C-1A
South	Vacant - Future Parkland	Neighborhood Residential	R-2
East	Stone Prairie Plats 1 – 4	Neighborhood Residential	R-2
West	New Pioneer Gun Club	Neighborhood Residential	N/A

BACKGROUND:

The subject property was platted as Outlots X and Z as part of Stone Prairie Plat 2. The lots were always intended to be utilized for single family development, however, at the time Plat 2 was constructed, the developer could not secure the necessary offsite easements for the two end lots from the adjacent property owner. Over time the applicant was able to secure the necessary offsite easements to complete the remaining two single family lots. The applicant has submitted a final plat requesting approval for two single family lots.



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **RED**).

PROJECT DESCRIPTION:

LOTS

The final plat identifies a total of 2 lots for single family residential development. The two lots are 8,742 square feet and 8,744 square feet in area. Each lot is approximately 70 feet in width.

STREETS AND TRAIL

A short extension of SE Trillium Drive was constructed as part of the plat improvements. Five foot wide sidewalks will be installed along each lot as each lot is developed.

UTILITIES

Services have been extended to each lot for sanitary, storm, and water service.

PARKLAND:

Parkland dedication was satisfied for this plat with the dedication of parkland in Stone Prairie Plat I. The parkland is to the south of the property.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the Final Plat for Stone Prairie Plat 5 subject to remaining staff comments and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner