



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Market Place Plat 2 – Preliminary Plat & Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

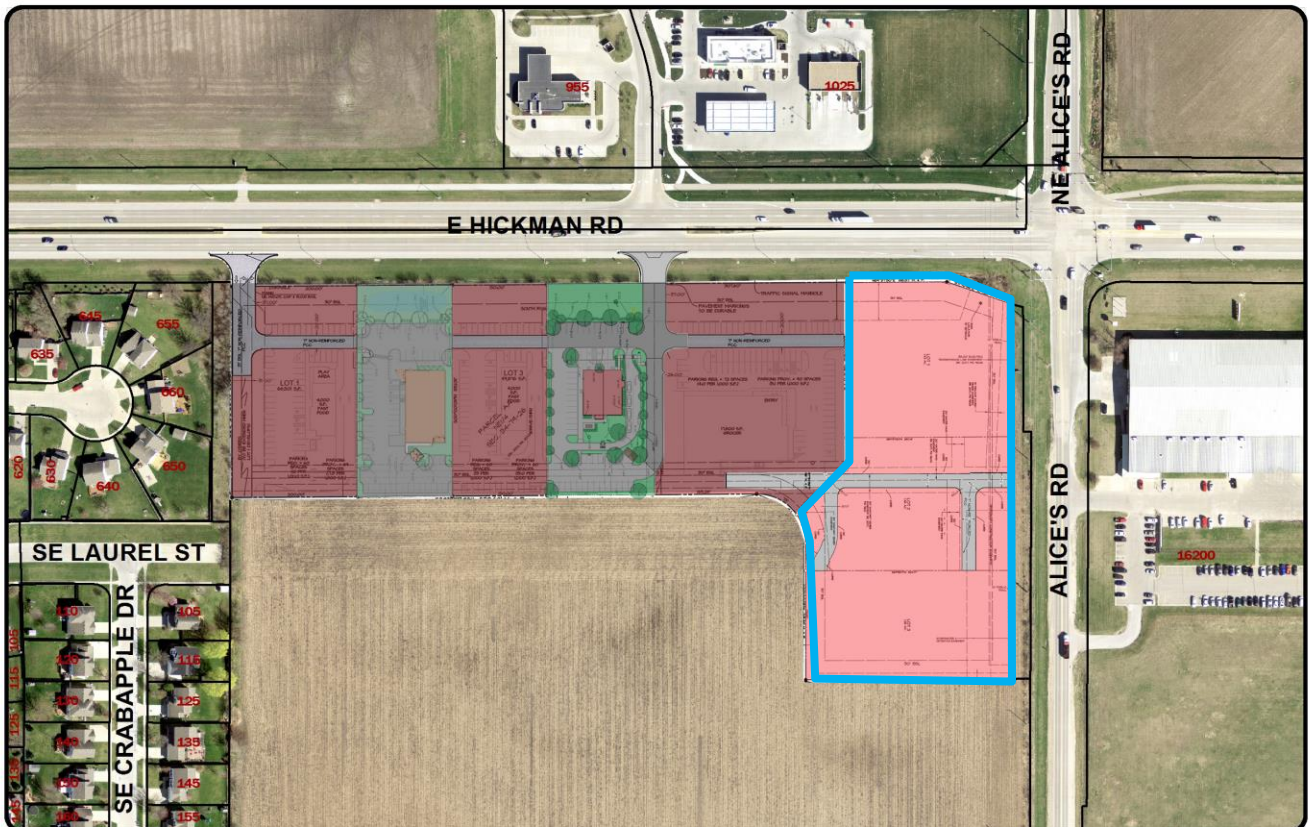
REPORT DATE: July 20, 2018

MEETING DATE: July 24, 2018

GENERAL INFORMATION

Applicant:	Hurd Waukee, LLC
Owner:	Hurd Waukee, LLC
Owner's Representative:	Ed Arp, P.L.A. with Civil Engineering Consultants
Request:	The applicant is requesting approval of a preliminary plat and final plat for a commercial/retail subdivision.
Location and Size:	Property is generally located south of Hickman Road and west of SE Alice's Road containing approximately 4.16 acres more or less.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Village	C-1 (Community & Highway Service Commercial) / PD-1 (Planned Development Overlay)
North	Hy-Vee Gas	Community Village	C-1B (Large Scale Commercial)
South	Vacant – Undeveloped	Community Village	C-1 (Community & Highway Service Commercial) / PD-1 (Planned Development Overlay) & C-1A (Neighborhood Commercial) / PD-1 (Planned Development Overlay)
East	Former Atlantic Bottling Property	Community Village	M-1 (Light industrial)
West	Westgate Neighborhood	Neighborhood Residential	R-2 (One & Two Family Residential)

HISTORY

The subject property is located south of Hickman Road and west of SE Alice’s Road. The property included within the plat was platted in 2016 as part of Waukee Market Place Plat I. The property owner has chosen to replat Lots 6 and 7 of Plat I into three lots to allow for additional commercial development.

PROJECT DESCRIPTION

LOTS

The preliminary plat and final plat identify a total of three (3) lots for commercial/retail development. The lot range in size from 1.28 acres to 1.48 acres in area. Bulk regulations for the C-I Zoning District are provided in Table I. All proposed lots meet the minimum requirements of the C-I zoning district.

Table I: C-I Zoning District Bulk Regulations

Category	Standard C-I (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	No minimum (15 feet if adjacent to residential)

STREETS AND TRAIL

No public streets or trails are planned or required as part of this plat. The developer will install portions of the access drives that will connect with existing drives to the west and a right-in/right-out access will be installed off of SE Alice’s Road between Lots 1 and 2.

As part of the Phase 5 Alice’s Road improvements a 10-foot trail will be extended along the west side of the street.

UTILITIES

Utilities will be extended to service the proposed plat as part of the public improvements. Sanitary sewer and public water main will be extended from the north to service the individual lots. Each lot will be required to provide its own storm water management as development occurs.

EASEMENTS

All proposed easements have been indicated on the preliminary plat and final plat.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary plat and final plat are in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval subject to remaining staff comments and review of the legal documents.