



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Spring Crest Plat 4 – Final Plat

PREPARED BY: Andy Kass, AICP, Senior Planner

REPORT DATE: September 21, 2018

MEETING DATE: September 25, 2018

GENERAL INFORMATION

Owner/Applicant:

Spring Crest Partners, LLC

Owner's Representative:

Eric Cannon, P.E., with Snyder & Associates

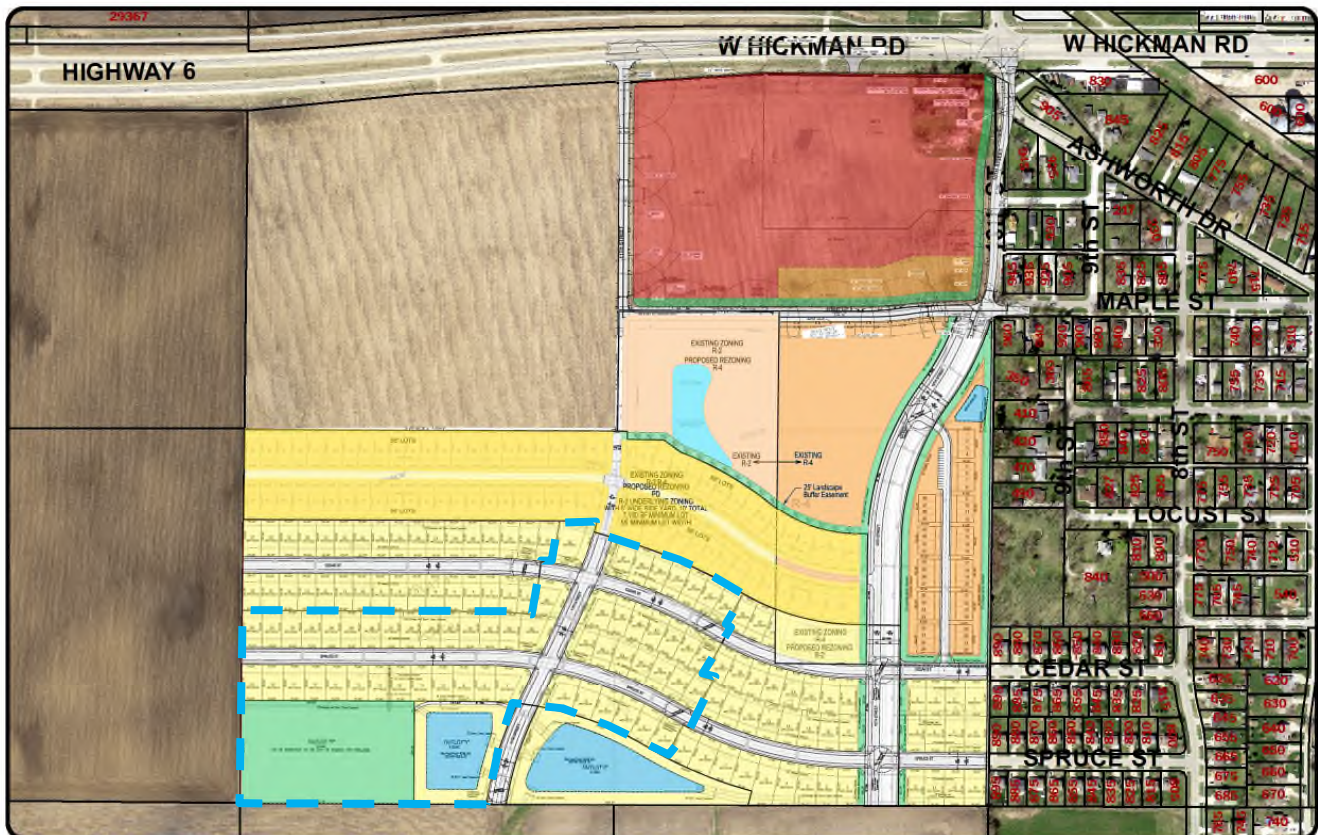
Request:

The applicant is requesting approval of a final plat for a residential subdivision.

Location and Size:

Property is generally located south of Hickman Road and west of 10th Street, containing approximately 25.34 acres.

AREA MAP



ABOVE LEFT: 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	Neighborhood Residential	R-2 (One & Two Family Residential)
North	Spring Crest Plat 3 – Single Family Residential	Neighborhood Residential	R-2 / PD-1 (One & Two Family Residential) / (Planned Development Overlay) & R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
East	Spring Crest Plat 2 – Single Family Residential	Neighborhood Residential	R-2 (one & Two Family Residential)
West	Future Phase of Spring Crest Development	Neighborhood Residential	R-2 / PD-1 (One & Two Family Residential) / (Planned Development Overlay) & R-2 (One & Two Family Residential District)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 57 lots for single family residential development. All proposed lots meet or exceed the minimum lot width of 65 feet. The lots range in size from 8,502 square feet to 18,637 square feet. Table I below summarizes the bulk regulations applicable to these lots.

Table I: Bulk Regulations applicable to Spring Crest Plat 4 Single Family Lots.

Category	R-2
Lot Area	8,000 square feet
Lot Width	65 feet
Side Yard Setback	15 feet total (7 feet minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

In addition to the single family lots the final plat includes two outlots. Outlot Y is intended to be utilized for storm water detention. Outlot Y will be owned and maintained by the homeowners association. Outlot P will be dedicated to the City of Waukee to satisfy parkland dedication requirements for the overall Spring Crest Development.

STREETS AND TRAIL

As part of the public improvements, the developer will construction extensions of Spruce Street. 11th Street, and Cedar Street.

No trails will be constructed along the public streets, however, the developer will install a trail between Lots 12 and 13 to provide pedestrian access to the future parkland. Five-foot-wide sidewalks will be installed as each lot is developed.

UTILITIES

Utilities have been extended throughout the plat. Storm water in this plat will be collected in the detention pond located within Outlot Y.

PARKLAND

Outlot P on the final plat is 5.15 acres in area and is being dedicated as part of this plat to the City to satisfy parkland dedication requirements for the overall Spring Crest Development.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Spring Crest Plat 4 subject to remaining staff comments, review of the legal documents, and completion of public improvements.