



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Legacy Pointe at Waukee Plat 8 – Final Plat

PREPARED BY: Melissa DeBoer AICP, Planner II

REPORT DATE: September 6, 2018

MEETING DATE: September 11, 2018

GENERAL INFORMATION

Owner/Applicant:

J Larson Homes, LLC

Owner's Representative:

Erin Van Roekel, P.E., with Garden and Associates, LTD.

Request:

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

Location and Size:

Property is generally located at the northeast corner of SE Legacy Pointe Boulevard and SE Holiday Crest Circle, containing approximately 4.75 acres.

AREA MAP



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

LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|----------------------|--------------------------|---|
| Property in Question | Vacant – Undeveloped | Neighborhood Residential | R-3 / PD (Multi-Family Residential District with a Planned Development Overlay) |
| North | City of Clive | N/A | N/A |
| South | Townhomes | Neighborhood Residential | R-3 / PD (Multi-Family Residential District with a Planned Development Overlay) |
| East | City of Clive | N/A | N/A |
| West | Townhomes | Neighborhood Residential | C-1A / PD (Neighborhood Commercial District with a Planned Development Overlay) |

BACKGROUND

The preliminary plat for this development was approved in August 2016. At that time the property was owned by Ewing Land Development and Services, LLC and the Developer was CAJM Investments. The property has since been sold to the current owner, J Larson Homes, LLC. The approved preliminary plat indicated a total of 11 lots, with each lot containing one building with two units. The current plat identifies a total of 22 lots, splitting each building in half in order to allow for one unit per lot. The total number of units of 22 remains the same as originally proposed.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 22 lots for townhome residential development. The lots range in size from 0.11 acres to 0.30 acres (from approximately 4,800 to 13,000 square feet). The final plat also identifies two outlots, Outlot A and Outlot B. Outlot A is 0.43 acres and will be used for detention to be owned and maintained by a homeowner's association. Outlot B is 158 square feet and will be transferred to the owner of Lot 23 of Legacy Pointe at Waukee Plat I, as the patio that is attached to the existing house on Lot 23 is over the property line.

STREETS AND TRAIL

As part of the public improvements, the developer has installed SE Silver Pointe Drive, which ends in a cul-de-sac. SE Silver Pointe Drive is 25 feet in width.

No trails are included as part of the development. Five-foot wide sidewalks will be constructed on both sides of the street as the individual lots develop.

UTILITIES

Utilities have been extended throughout the plat. Storm water in this plat will be collected in a detention pond located on Outlot A in the northeast corner of the plat.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Legacy Pointe at Waukee Plat 8 subject to remaining staff comments, review of the legal documents, and completion of public improvements.