



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** James Pointe – Preliminary Plat

**PREPARED BY:** Andy Kass AICP, Senior Planner

**REPORT DATE:** March 8, 2019

**MEETING DATE:** March 12, 2019

### GENERAL INFORMATION

**Applicant:** Waukee Land Investment, LLC

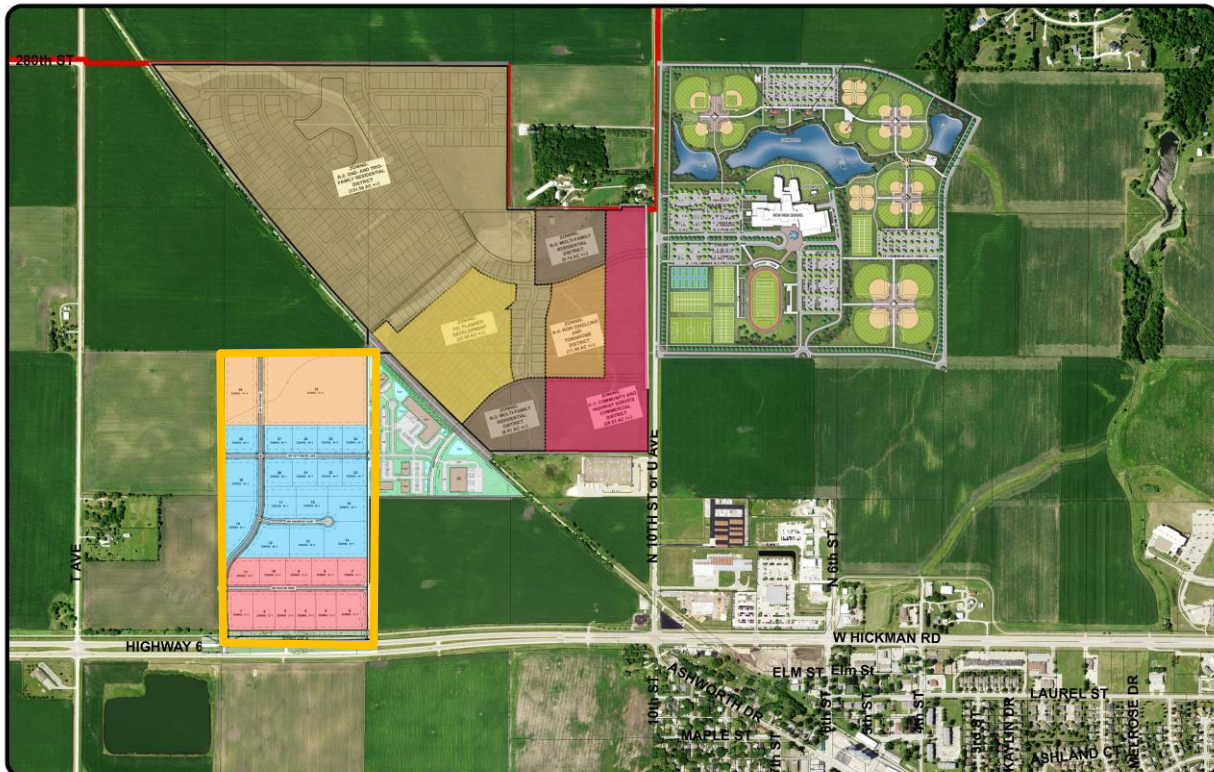
**Owner:** Independent School District No. 5 of Delaware County, Oklahoma

**Owner's Representative:** Erin Ollendike, P.E. with Civil Design Advantage

**Request:** The applicant is requesting approval of a preliminary plat for a commercial, light industrial and medium density residential subdivision.

**Location and Size:** Property is generally located north of Hickman Road and east of T Avenue containing approximately 78.08 acres more or less.

### AREA MAP



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

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Commercial Mixed Use/Light Industrial/Medium Density Residential	C-1 (Community & Highway Commercial), M-1 (Light industrial) & R-4 (Row Dwelling & Townhome)
North	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural)
South	Vacant – Undeveloped	Commercial Mixed Use	A-1 (Agricultural)
East	Vacant – Undeveloped	Light Industrial/Medium Density Residential	M-1 (Light Industrial) & A-1 (Agricultural)
West	Vacant – Undeveloped	Commercial Mixed Use/Medium Density Residential	A-1 (Agricultural)

**HISTORY**

The subject property is located north of Hickman Road and east of T Avenue containing approximately 78.08-acres. The subject property was recently rezoned to allow for the proposed commercial, light industrial and medium density residential subdivision.

**PROJECT DESCRIPTION**

**LOTS**

The preliminary plat identifies a total of 30 lots for commercial, light industrial, and medium density residential (townhome) development. Eleven (11) of the proposed lots located on the south side of the property are intended for commercial development. The commercial lots range in size from 1.38-acres to 2.02-acres. Seventeen (17) of the proposed lots in the center of the property are intended for light industrial development. The light industrial lots range in size from 1.30-acres to 2.90-acres. Two lots on the north side of the property are intended for townhome residential development. The townhome lots are 4.58-acres in area and 14.40-acres in area. All proposed lots meet the minimum requirements of their respective zoning districts. Bulk regulations for the C-1, M-1, and R-4 zoning districts are provided in the Table 1, 2, and 3.

**Table 1: C-1 Zoning District Bulk Regulations**

Category	Standard C-1 (minimum)
<b>Lot Area</b>	No minimum
<b>Lot Width</b>	No minimum
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	No minimum (15 feet if adjacent to residential)

**Table 2: M-I Zoning District Bulk Regulations**

Category	Standard M-I (minimum)
<b>Lot Area</b>	No minimum
<b>Lot Width</b>	No minimum
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	No minimum (25 feet if adjacent to residential)

**Table 3: R-4 Zoning District Bulk Regulations**

Category	Standard R-3 (minimum)
<b>Lot Area</b>	15,000 square feet (plat area) & 3500 square feet per unit
<b>Lot Width</b>	75 feet (overall) & 20 feet per unit
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet total (7 feet minimum)

**STREETS AND TRAIL**

The preliminary plat identifies the construction of four public streets, including, NW 18<sup>th</sup> Street, NW Venture Drive, NW Vicksburg Court, and NW Gettysburg Lane. NW 18<sup>th</sup> Street is a collector street and will be 70-foot right-of-way with 31-foot wide pavement. The remaining streets will be local streets with a 60-foot right-of-way and 29-foot wide pavement.

A full access to Hickman Road will be provided at NW 18<sup>th</sup> Street along with turn lanes within the Hickman Road right-of-way, and turn lanes on NW 18<sup>th</sup> Street. The full access point is consistent with the access management guidelines established by the Iowa DOT. Because NW 18<sup>th</sup> Street crosses the Raccoon River Valley Trail which is owned by Dallas County, the applicant will be required to obtain the necessary easements from Dallas County in order to construct the street. Construction plans for the plat will not be approved until the easement from Dallas County has been obtained. A future street with a full access point to Hickman Road will be constructed in the future when the property to the east develops.

A ten-foot-wide trail will be required along the east side of NW 18<sup>th</sup> Street. Five-foot wide sidewalks will be required along all other streets as each lot develops.

**UTILITIES**

Utilities will be extended to service the proposed plat as part of the public improvements. Sanitary sewer will be extended from the east and throughout the plat. Public water main will be extended from the east and south throughout the plat. A regional storm water pond will be constructed within Lot 30 to provide detention for Lots 15 – 16 and 21 – 30. The remaining lots will be required to constructed their own individual detention facilities as they develop.

**EASEMENTS**

All proposed easements have been indicated on the preliminary plat. In addition to the typical easements for public utilities. The preliminary plat also identifies the landscape buffer easements along the perimeter of lots that are adjacent to differing zoning districts. These buffers will be installed at the time of lot development.

**STAFF RECOMMENDATION**

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