



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Stone Prairie Plat 6 – Final Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planner II

**REPORT DATE:** September 6, 2019

**MEETING DATE:** September 10, 2019

### GENERAL INFORMATION

**Owner/Applicant:**

M & J Realty, LLC

**Owner's Representative:**

Chuck Bishop, P.E., Bishop Engineering

**Request:**

The applicant is requesting approval of a final plat for a commercial development.

**Location and Size:**

Property is generally located south of SE Westown Parkway and west of SE LA Grant Parkway, containing approximately 3.50 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	Existing Medical Office / Commercial	Neighborhood Commercial	C-1A (Neighborhood Commercial District)
North	Vacant – Undeveloped	Neighborhood Commercial	C-1A (Neighborhood Commercial District)
South	Timberline Ridge Townhomes	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
East	Waukee South Middle School	Institutional	A-1 (Agricultural District)
West	Timberline Ridge Townhomes	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)

## HISTORY

The subject property currently exists as two separate lots (known as Stone Prairie Plat 4) with a total of two medical office buildings located on each lot. The applicant is requesting to further split the lots for a total of four lots in order to allow for the two existing buildings to remain on their own lots and for future buildings to have their own separate lots.

## PROJECT DESCRIPTION

The proposed request involves the replatting of Stone Prairie Plat 4 from two lots to a total of four lots. Lot 1 is proposed to be 0.59 acres and contains the existing Johnson Orthodontics building; Lot 2 is proposed to be 0.60 acres and contains the currently under construction dentist office building; Lot 3 is proposed to be 1.33 acres and is currently vacant; and Lot 4 is proposed to be 0.98 acres and is also vacant. The intent is to split the lots so that there will only be one building per lot, rather than two buildings per lot.

## STREETS & ACCESS

No public streets will be extended as part of this project. There are two access points into this development from the public streets. One access is on the north side of the site off of SE Westtown Parkway and the other access is on the south side of the site off of SE Wildflower Drive.

## EASEMENTS

Several easements exist within the plat based on the location of the utilities. These have already been recorded with previous projects. There is also ingress/egress easements to allow access through and across the lots within the plat.

A 30-foot wide landscape buffer easement is provided along the western side of the plat to provide a buffer and screening between the commercial property and the residential properties to the west. This landscaping has already been provided for with previous projects. There are also 25-foot landscape buffer easements along the north, east and south sides of the plat.

## UTILITIES

All utilities have already been extended throughout this plat. Sanitary sewer is provided through the private sanitary sewer main located along the west side of the plat. Water has been brought in from the main along SE LA Grant Parkway. Storm water in this plat is collected in a detention pond and an underground detention facility.

September 6, 2019

**STAFF RECOMMENDATION**

Staff recommends approval of the final plat for Stone Prairie Plat 6 subject to remaining staff comments and review of the legal documents.