



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Crossing Plat 1 – Preliminary Plat & Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planner II

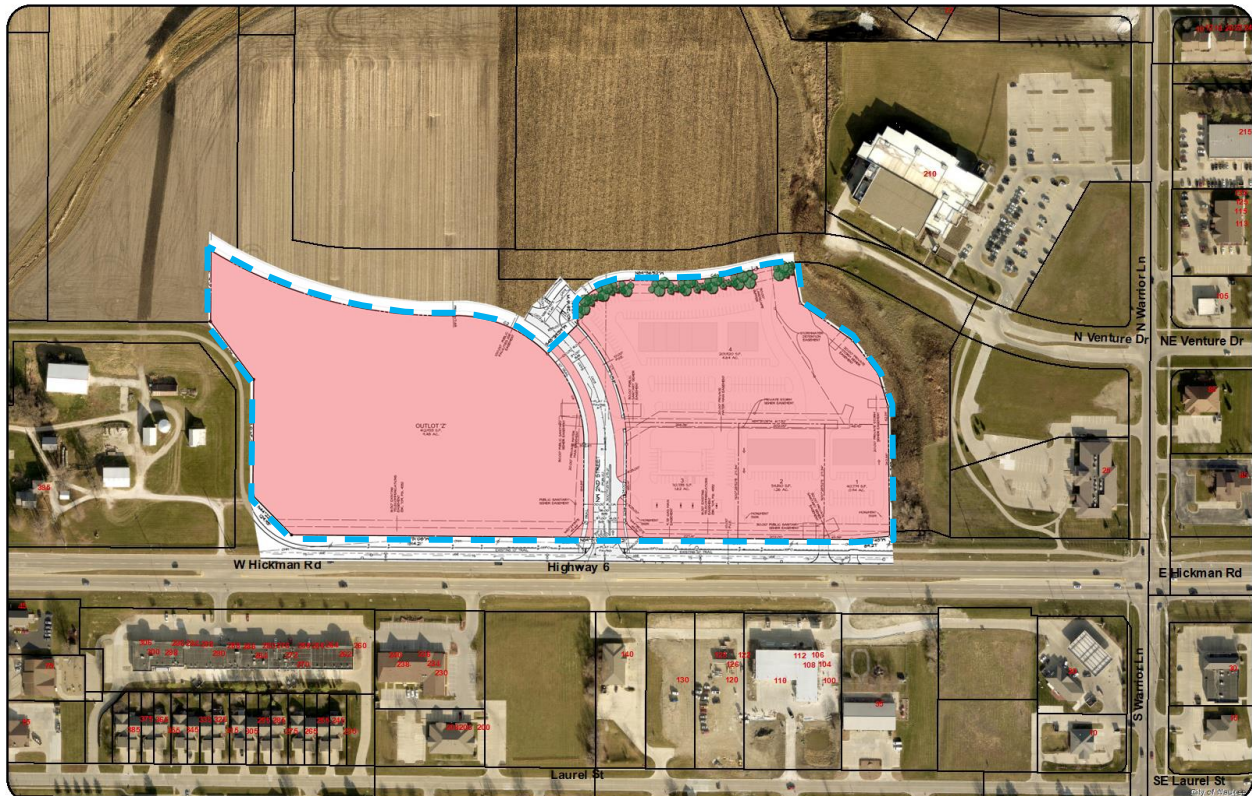
REPORT DATE: November 21, 2019

MEETING DATE: November 26, 2019

GENERAL INFORMATION

- Applicant:** Waukee Crossing, LLC
- Owner:** Philip E. Broderick, LLC
Charlotte R. Broderick, LLC
- Applicant's Representative:** Ed Arp, Civil Engineering Consultants
- Request:** The applicant is requesting approval of a preliminary plat and final plat for a commercial development.
- Location and Size:** Property is generally located north of Hickman Road and west of Warrior Lane, containing approximately 19.10 acres more or less.

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	Mixed Use Corridor	A-1 (Agricultural District)
North	The Commons at Greenway Park	Medium Density Residential	R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay District)
South	Commercial	Mixed Use Corridor	C-1 (Community & Highway Service Commercial District)
East	Commercial	Mixed Use Corridor	C-1 (Community & Highway Service Commercial District)
West	Existing Farmstead	Mixed Use Corridor	A-1 (Agricultural District)

HISTORY

The subject property is currently going through the process of being rezoned from A-1, Agricultural District, to C-1, Community & Highway Service Commercial District. The third and final hearing for the rezoning is scheduled for the December 2, 2019, City Council meeting.

PROJECT DESCRIPTION

LOTS

The plat identifies a total of 4 lots for commercial development and one outlot. Lots 1 – 3 range in size from 0.94 acres to 1.62 acres and are located adjacent to Hickman Road. Lot 4 is located to the north of Lots 1 – 3 and is 4.64 acres in area. Outlot 'Z' is 9.48 acres. As there are no minimums for lot area and lot width for the C-1 zoning district, all proposed lots are meeting the requirements of the C-1 (Community & Highway Service Commercial) zoning district. Table 1 below summarizes the bulk regulations for the C-1 zoning district.

Table 1: C-1 Zoning District Bulk Regulations

Category	Standard C-1 (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	No minimum

STREETS AND SIDEWALKS

A portion of NW 2nd Street from Hickman Road will be extended to the north, to the intersection of NW Venture Drive.

Five-foot wide sidewalks are proposed along the east side of NW 2nd Street and the south side of NW Venture Drive. A ten-foot wide trail is proposed along the west side of NW 2nd Street. An existing ten-foot wide trail will remain on the north side of Hickman Road.

EASEMENTS

Several easements are proposed within the plat based upon the location of proposed utilities. Ingress/egress is provided through a blanket easement for the entire development. A stormwater detention easement is provided along the east side of Lot 4 to encompass the proposed stormwater detention basin.

UTILITIES

Utilities will be extended to service the proposed plat as part of the public improvements. Sanitary sewer service will be provided from the 18" sanitary sewer main located along Hickman Road. Water main will be extended from the 12" water main located to the north of the proposed plat, along NE Venture Drive.

Storm sewer will be provided throughout the plat and storm water will be detained in a proposed detention basin located along the east side of the proposed plat.

PARKLAND

Parkland dedication is not required for commercial developments.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance. Staff recommends approval of the preliminary plat and final plat for Waukee Crossing Plat I subject to remaining staff comments and review of the legal documents.