

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Stone Prairie Plat 7 – Preliminary Plat & Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

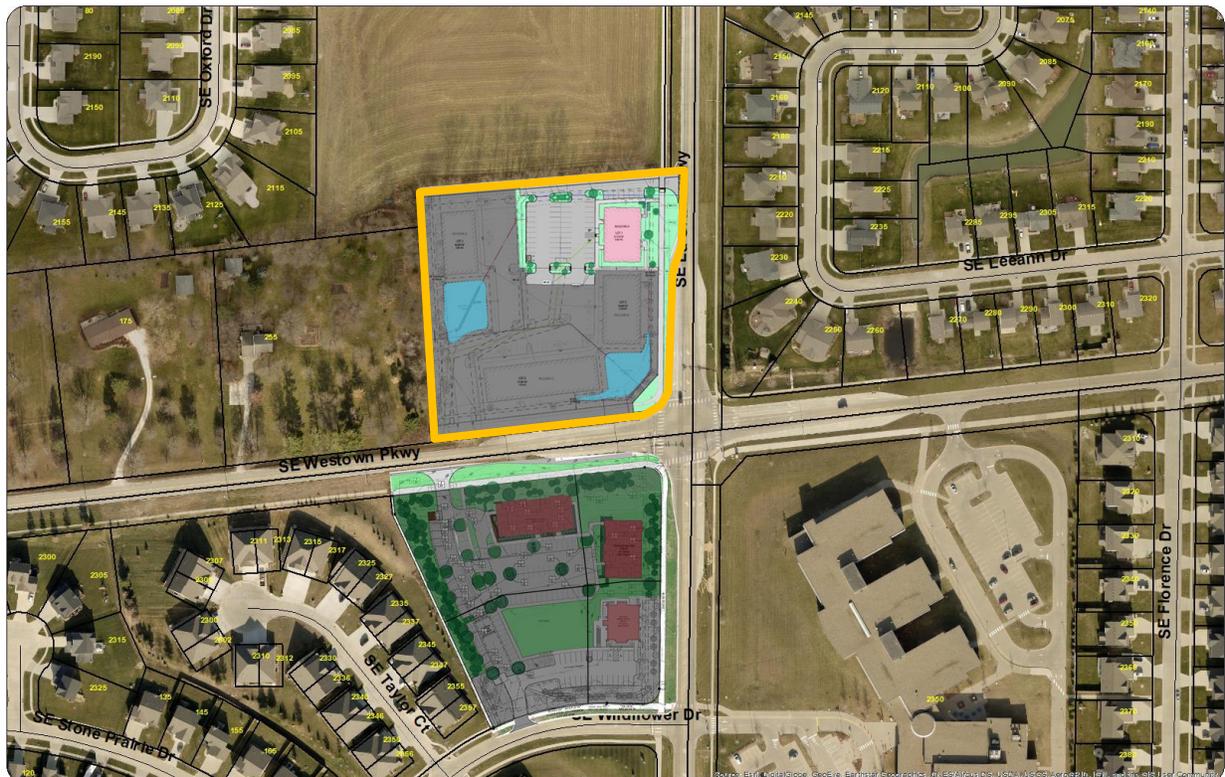
REPORT DATE: April 9, 2020

MEETING DATE: April 14, 2020

GENERAL INFORMATION

Owner:	J4 North LLC
Owner:	Primus Companies, Inc.
Owner's Representative:	Jake Becker, P.E. – McClure Engineering Company
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 SE Westtown Parkway and west of SE LA Grant Parkway, containing approximately 3.66 acres.

AREA MAP



ABOVE LEFT: 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	Neighborhood Commercial	C-1A (Neighborhood Commercial District)
North	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)
South	Medical Office Buildings	Neighborhood Commercial	C-1A (Neighborhood Commercial District)
East	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential District)
West	Single Family Acreage	Single Family Residential	A-1 (Agricultural District)

HISTORY

The subject property was formerly part of the Hermann farm. Other portions of the farm have been subdivided off in the past for part of the surrounding residential development, Warrior Ridge, and the vacant lot to the north, owned by the Waukee United Methodist Church.

PROJECT DESCRIPTION

LOTS

The plat identifies a total of 4 lots for commercial development, ranging in size from 0.78 acres to 1.09 acres. The plat also identifies street Lot ‘A’, which is 0.84 acres in area and will be dedicated to the City of Waukee for public right-of-way. All proposed lots are meeting the requirements of the C-1A (Neighborhood Commercial) zoning district. Table 1 below summarizes the bulk regulations for the C-1A zoning district.

Table 1: C-1A Zoning District Bulk Regulations

Category	Standard C-1A (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 & ACCESS

No public streets will be extended as part of this plat. There will be two access points into this development from the public streets. One access is located on the northeast side of the site off of SE LA Grant Parkway and the other access is located on the southwest side of the site off of SE Westtown Parkway.

EASEMENTS

Several easements exist within the plat based on the location of the utilities. An ingress/egress easement is provided along the north side of the site to provide a shared access for this site and the property to the north. A blanket access easement is provided to allow access through and across the lots within the plat. Two detention easements are provided for the detention basins, one at the southeast corner of the site and one along the west side of the site.

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.

UTILITIES

Sanitary sewer will be provided from the main located to the south. Water will be provided from the water mains located to the east and to the south. Storm water will be detained in the two detention basins provided on-site. The pond at the southeast corner will be collected into a storm intake. The overflow from the pond located at the west side of the site will continue to outlet offsite to the west. A level spreader outlet is proposed at the west pond in order to help prevent erosion for the adjacent properties to the west.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat and final plat for Stone Prairie Plat 7 subject to remaining staff comments and review of the legal documents.