



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: James Pointe Plat 1 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: August 7, 2020

MEETING DATE: August 11, 2020

GENERAL INFORMATION

Applicant/Owner:

Waukee Land Investment, LLC

Owner’s Representative:

Erin Ollendike, P.E. – Civil Design Advantage

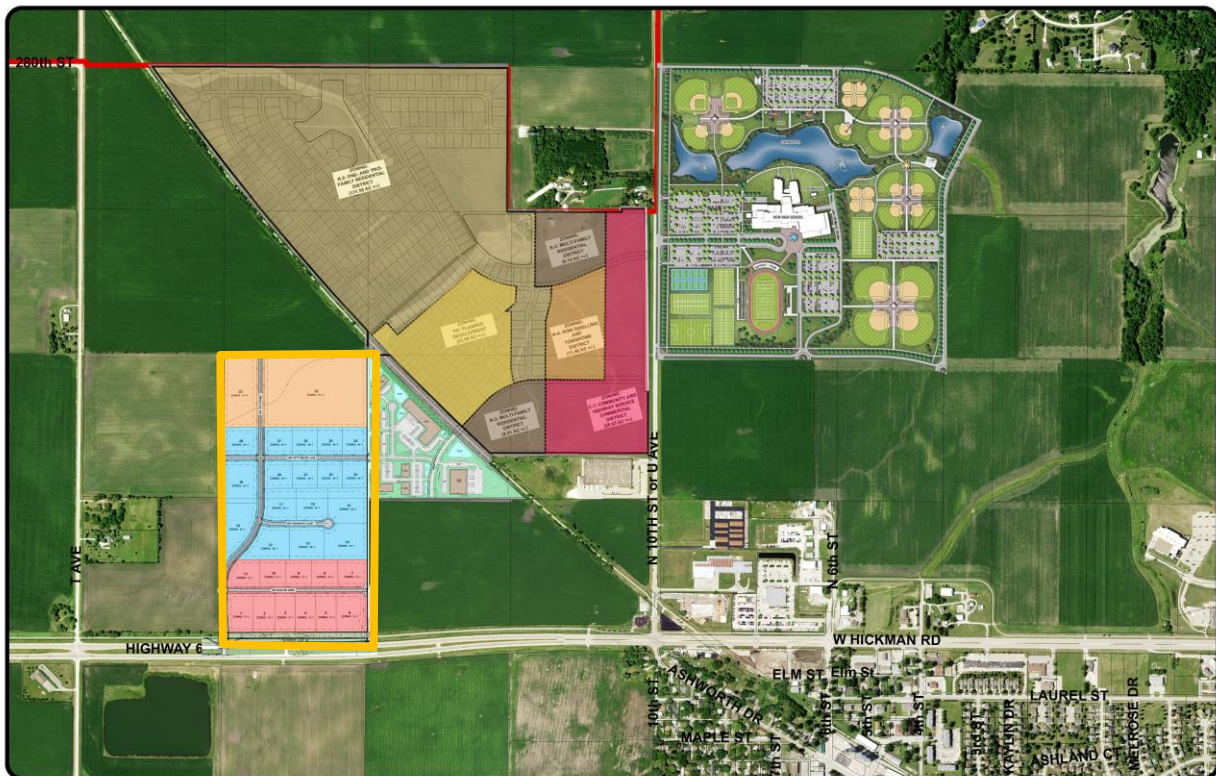
Request:

The applicant is requesting approval of a final 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 78.09 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	Light Industrial / 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)

PROJECT DESCRIPTION

LOTS

The final 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)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	No minimum (15 feet if adjacent to residential)

Table 2: M-1 Zoning District Bulk Regulations

Category	Standard M-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 (25 feet if adjacent to residential)

Table 3: R-4 Zoning District Bulk Regulations

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

STREETS AND TRAIL

The final plat identifies five public streets, including NW 15th Street, NW 17th Street, NW Venture Drive, NW Vicksburg Court and NW Gettysburg Lane. NW 17th Street is a collector street with 70-foot wide right-of-way and 31-foot wide pavement. The remaining streets are local streets with 60-foot wide right-of-way and 29-foot wide pavement.

A full access to Hickman Road is provided at NW 17th Street along with turn lanes within the Hickman Road right-of-way, and turn lanes on NW 17th Street. The full access point is consistent with the access management guidelines established by the Iowa DOT.

A ten-foot-wide trail is located along the east side of NW 17th Street. Five-foot wide sidewalks will be required along all other streets as each lot develops.

UTILITIES

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

EASEMENTS

All proposed easements have been indicated on the final plat. In addition to the typical easements for public utilities, the final 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 and the final plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the final plat for James Pointe Plat I subject to remaining staff comments, review of the legal documents and completion of public improvements.