



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Clayton Commons –  
Preliminary Plat & Final Plat

**DATE:** September 22, 2009

**GENERAL INFORMATION:**

**Applicant:** City of Waukeee

**Requested Action** Preliminary Plat & Final Plat

**Location and Size:** Property is generally located west of 6<sup>th</sup> Street and north of Northview Drive containing approximately 5.92 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Civic / Institutional	R-2
North	Single Family Residential	Downtown	R-2
South	Under Construction – Waukeee Elementary	Civic / Institutional	C-1A
East	Single Family Residential	Downtown	R-2
West	Vacant – Undeveloped	Civic/ Institutional	R-2

**BACKGROUND:**

The City of Waukeee purchased the approximately 100 acre Clayton property in 2007 for the purposes of providing space for additional recreational activities as well as civic facilities. In 2008, the City sold approximately 20 acres of the property to the Waukeee School District for the development of a new Waukeee Elementary School which is currently under construction.

In order to provide adequate transition from the existing single family residential uses adjacent to the City's property, the City has rezoned the portion of property north of Northview Drive to R-2 to accommodate additional single family residential property. The lots are intended to be sold off as a way of offsetting some of the costs associated with public improvements related to Northview Drive and 6<sup>th</sup> Street that were necessary for the development of the new Waukee Elementary School.



Aerial of Property and Surrounding Area

**PLAT DESCRIPTION:**

The proposed plat will create 9 single-family residential lots ranging in size from approximately 8,577 square feet to 12,860 square feet. The entire plat contains approximately 2.10 acres.

**STREETS/ PARKING:**

As a part of the street improvements needed to facilitate the development of the new Waukee Elementary School, Northview Drive has been extended from 6<sup>th</sup> Street west to intersect with 8<sup>th</sup> Street. Street connections from Northview Drive to the existing pavement on 7<sup>th</sup> Street and 8<sup>th</sup> Street have also been provided as a part of the project. The projected speed limit adjacent to the plat is 25 miles per hour.

Due to the anticipated traffic levels from Northview Drive onto 6<sup>th</sup> Street, on-street parking will not be permitted on Northview Drive between 6<sup>th</sup> and 7<sup>th</sup> Street. As another precautionary measure staff has included a note on the plat restricting driveway access into Lot 9 to Northview Drive only.

**SIDEWALKS:**

Sidewalks will be provided as a part of the development of each individual lot. Sidewalk crossings from 7<sup>th</sup> Street south across Northview Drive have been removed as there is not a designated intersection at this location.

**EASEMENTS:**

All drainage and utility easements conducive to the development of the proposed lots have been provided.

**UTILITIES:**

Storm sewer has been constructed from the adjacent properties north of the plat across the school property. Sanitary sewer has been provided along the north side of Northview Drive. A water main has been constructed on the south side of Northview Drive, with service stubs extended north to each individual lot within the plat.

**MISCELLANEOUS:**

Stop signs are proposed for the 7<sup>th</sup> and 8<sup>th</sup> Street intersections with Northview Drive. A stop sign is also proposed for Northview Drive at the 6<sup>th</sup> Street intersection. As the Commission may recall, the 6<sup>th</sup> Street intersection is intended to be a designated school crossing with crossing guard.

**STAFF RECOMMENDATION**

At this time Staff would recommend approval of the Preliminary Plat and Final Plat for Clayton Commons.

**CITY OF WAUKEE**

Ben Landhauser  
City Planner