



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Waukeee Greenway Park Plat 1 – Final Plat

DATE: October 13, 2009

GENERAL INFORMATION:

Applicant: LADCO Development

Requested Action Final Plat Approval

Location and Size: Property is generally located at the northwest corner of the Hickman Road/ N. Warrior Lane intersection containing approximately 7.52 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Village	C-1
North	YMCA	Neighborhood Village	PD (C-1B)
South	Casey's General Store	Neighborhood Village	C-1
East	Bank, Dental Office, Former Pharmacy, Health based businesses	Neighborhood Village	C-1 M-1
West	Vacant - Undeveloped	Neighborhood Village/ Neighborhood Residential	A-1

BACKGROUND:

The property is within the overall conceptual development plan proposed by LADCO Development involving the future development of all the Broderick property. At this time the applicant is requesting Approval of a Final Plat for 7.52 acres to be developed into three commercial lots including the extension of N. Venture Drive from N. Warrior Lane.



Aerial of Plat and Surrounding Properties with a conceptual development overlay

PROJECT DESCRIPTION:

LOTS:

The final plat includes three commercial lots ranging in size from 1.46 acres to 2.10 acres. Lots A and B will be dedicated to the City for the development of N. Venture Drive and a portion of the existing N. Warrior Lane which was originally constructed by easement.

STREETS:

N. Venture Drive has been extended westward from N. Warrior Lane to include the intersection into the YMCA site. A temporary driveway and turnaround has been provided extending from the N. Venture Drive intersection to provide appropriate access to the service driveway on the YMCA site.

A designated left turning lane has been established into Lots 2 and 3 from N. Venture Drive in addition to the N. Warrior Lane intersection as a means of alleviating potential traffic congestion along N. Venture Drive.

SIDEWALKS/TRAILS:

Public sidewalk will be provided along the west side of N. Warrior Lane and both sides of N. Venture Drive as the development of each individual lot occurs.

A trail is anticipated to be constructed across a portion of both Lots 2 and 3. The applicant will be identifying the exact location and alignment of the trail as a part of the development of Lot 3. As a part of the legal documents provided with the final plat, the applicant will provide a trail easement allowing for public access to the amenity as a public trail location has been identified on the Major Streets plan to run through the Broderick property in this approximate location.

EASEMENTS/ GRADING:

All easements necessary for the development of the three commercial lots have been provided on the plat. Water and sanitary sewer easements have been provided for services to the YMCA site within the future right-of-way of N. Venture Drive.

As a part of this development the applicant has made improvements to the existing drainage channel west of the plat. Various grading measures, temporary detention, and drainage improvements have been provided to accommodate the drainage needs for this plat as well as the YMCA site. Additionally, the applicant will be providing an easement for the drainage channel that was not filed with Dallas County when the channel was modified as a part of the YMCA development.

UTILITIES:

A 12 foot water main and 8 inch sanitary sewer have been provided to serve Lots 1 and 2 of this plat in addition to the YMCA project.

Storm sewer has been included as a part of the extension of N. Venture Drive for proper drainage of Lot 1 and the street which will be directed to the drainage channel as previously mentioned.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the Final Plat and would recommend Approval of the Final Plat for the Waukee Greenway Park Plat I subject to the remaining staff comments.

CITY OF WAUKEE

Ben Landhauser
City Planner