



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Parkview Crossing Plat 9 – Final Plat

DATE: June 28, 2011

GENERAL INFORMATION:

Applicant: Jerry’s Homes, Inc.
Requested Action Final Plat Approval
Location and Size: Property is generally located east of Parkview Crossing Drive, north of SE Pleasant View Drive containing approximately 7.533 acres.

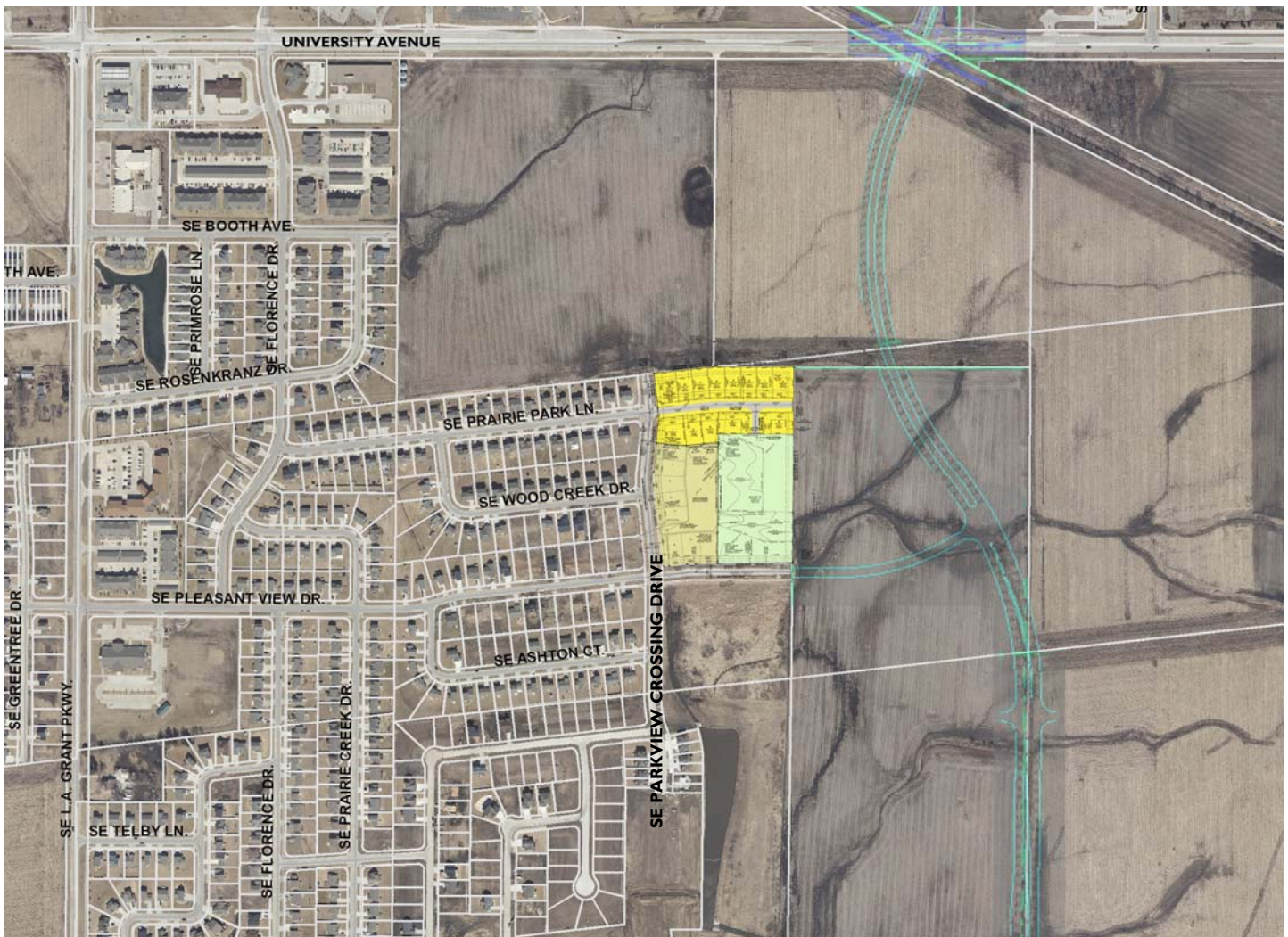
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-2
North	Vacant – Undeveloped	Neighborhood Residential	C-1A
South	Parkview Crossing Plat 8 / Vacant – Undeveloped	Neighborhood Residential	R-2
East	Vacant – Undeveloped	Waukeee Futures Corridor	C-1
West	Parkview Crossing Plats 6 & 7 – single family homes	Neighborhood Residential	R-2

BACKGROUND:

The property is within the overall Parkview Crossing development south of the main Waukeee School District Campus. This area was included as a part of the preliminary plat that was done for Parkview Crossing Plat 8 and had been indicated as a future phase of the overall 35 lot subdivision. Eight lots were platted as a part of Parkview Crossing Plat 8. This proposal involves an additional 13 single family lots accessible by an extension of SE Prairie Park Lane from the intersection of SE Parkview Crossing Drive.

At this time, the applicant is requesting approval of another final plat consistent with the original development plan for Parkview Crossing Plat 8.



Aerial of Project and Surrounding Properties w/anticipated Alice's Road alignment

PROJECT DESCRIPTION:

The applicant is requesting approval of a final plat for 13 single family residential lots, considered to be the second phase of a 35 lot subdivision development. The remaining 14 lots and corresponding public streets will be platted from the proposed Outlot Y in the future.

LOTS:

The final plat indicates lots sizes ranging from 8,125 to 12,648 square feet to comply with the regulations for R-2 zoned single family lots. All lots will have a front and rear setback of 30 feet and a side yard setback of 15 total feet, 7 feet minimum on one side.

STREETS:

As a part of this plat, SE Prairie Park Lane has been extended from the SE Parkview Crossing Drive intersection eastward to the plat boundary where it will be extended as future development to the east occurs. Also completed as a part of this plat is the start of a new street, called SE Waters Edge Drive, which

will provide access to lots 4 and 5 of this plat and will be extended south in the future to intersect with SE Pleasant View Drive.

SIDEWALKS/TRAILS:

Public sidewalks will be provided along all streets within the development as each lot is built upon. A 10 foot bike/pedestrian trail is proposed on the east side of SE Parkview Crossing Drive adjacent to lots 1 and 13 of the proposed plat. This trail will be extended with future plats to the north and south creating a connection between SE University Avenue and SE Westtown Parkway.

EASEMENTS:

Several easements will be provided within the plat based upon the location of constructed and proposed utilities.

OUTLOTS:

Outlot X, identified on the final plat, has been reserved for the final phase of single family lots in the development.

UTILITIES:

Sanitary sewer and storm sewer have been extended down the north side of SE Prairie Park Lane with individual service stubs routed to each lot from the north side of the street. Water main was extended down the south side of SE Prairie Park Lane with individual service stubs routed to each lot from the south side of the street.

STAFF RECOMMENDATION

At this time staff feels comfortable with the final plat and the status of the required public improvements and would recommend Approval of the Final Plat for Parkview Crossing Plat 9 subject to the completion and acceptance of remaining public improvements.

CITY OF WAUKEE

Ben Landhauser
City Planner