



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Parkview Crossing Plat 8 – Final Plat

DATE: October 12, 2010

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 10.38 acres.

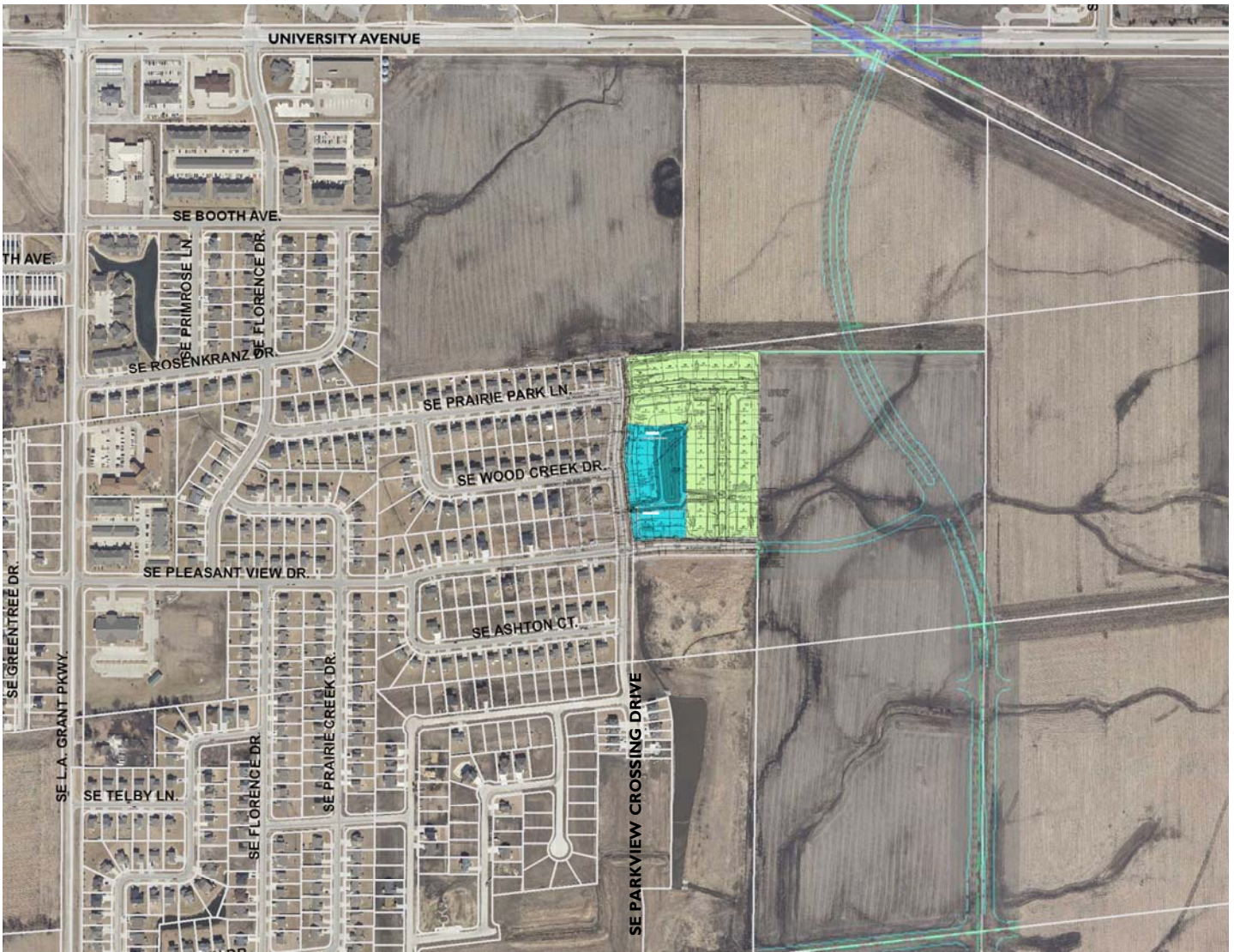
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-3
North	Vacant – Undeveloped	Neighborhood Residential	C-1A
South	Vacant – Undeveloped	Neighborhood Residential	R-3
East	Vacant – Undeveloped	Waukeee Futures Corridor	C-1
West	Parkview Crossing Plat 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. The property is located in the northeast corner of the SE Parkview Crossing Drive and SE Pleasant View Drive intersection and was zoned and platted as a part of Parkview Crossing Plat 6, identified as Lot 112. The Planning and Zoning Commission and City Council reviewed a zoning change proposal at their May 25, 2010 meeting for a change from R-3 to R-2 zoning to allow for the development of single family homes. The City Council has held the final public hearing of the rezoning on July 12, 2010.

At this time, the applicant is approval of a final plat consistent with the zoning change request to develop 8 single family homes on lots meeting the R-2 district requirements.



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

PROJECT DESCRIPTION:

The applicant is requesting approval of a final plat for 8 single family residential lots, considered to be the first phase of a 35 lot subdivision development. The remaining 27 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 10,970 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:

All public streets required of the final plat were provided previously as a part of Parkview Crossing Plat 6 and are constructed and necessary right-of-way has been deeded to the City.

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 3 – 8 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. As a part of this plat, an existing 30 foot bike trail easement running along the northern and eastern borders of the plat will be abandoned as the previously planned bike trail location will be relocated to the east side of SE Parkview Crossing Drive as was established during the development of Grant Park Plat 2.

OUTLOTS:

Two outlots are established as a part of the plat to accommodate the primary storm water drainage and detention facilities servicing the plat and future development of additional single family homes. Lot Z will serve as the primary detention facility for the development and will be owned and maintained by the homeowner's association of residents within the plat. Outlot Y, as previously mentioned, will be developed into additional single family lots in the future.

UTILITIES:

The majority of utility infrastructure necessary for the 8 lot subdivision have been installed, with the exception of a few services that are anticipated to be completed by Wednesday, October 13, 2010.

STAFF RECOMMENDATION

At this time staff feels comfortable with the final plat and would recommend Approval of the Final Plat for Parkview Crossing Plat 8 subject to the completion and acceptance of remaining public improvements.

CITY OF WAUKEE

Ben Landhauser
City Planner