

STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Stone Prairie Plat 1 – Final Plat

DATE: June 22, 2010

GENERAL INFORMATION:

Applicant: Vision Bank of Iowa

Requested Action Final Plat Approval

Location and Size: Property is generally located at the southwest corner of the SE L.A. Grant Parkway and SE Westown Parkway intersection containing approximately 39.65 acres.

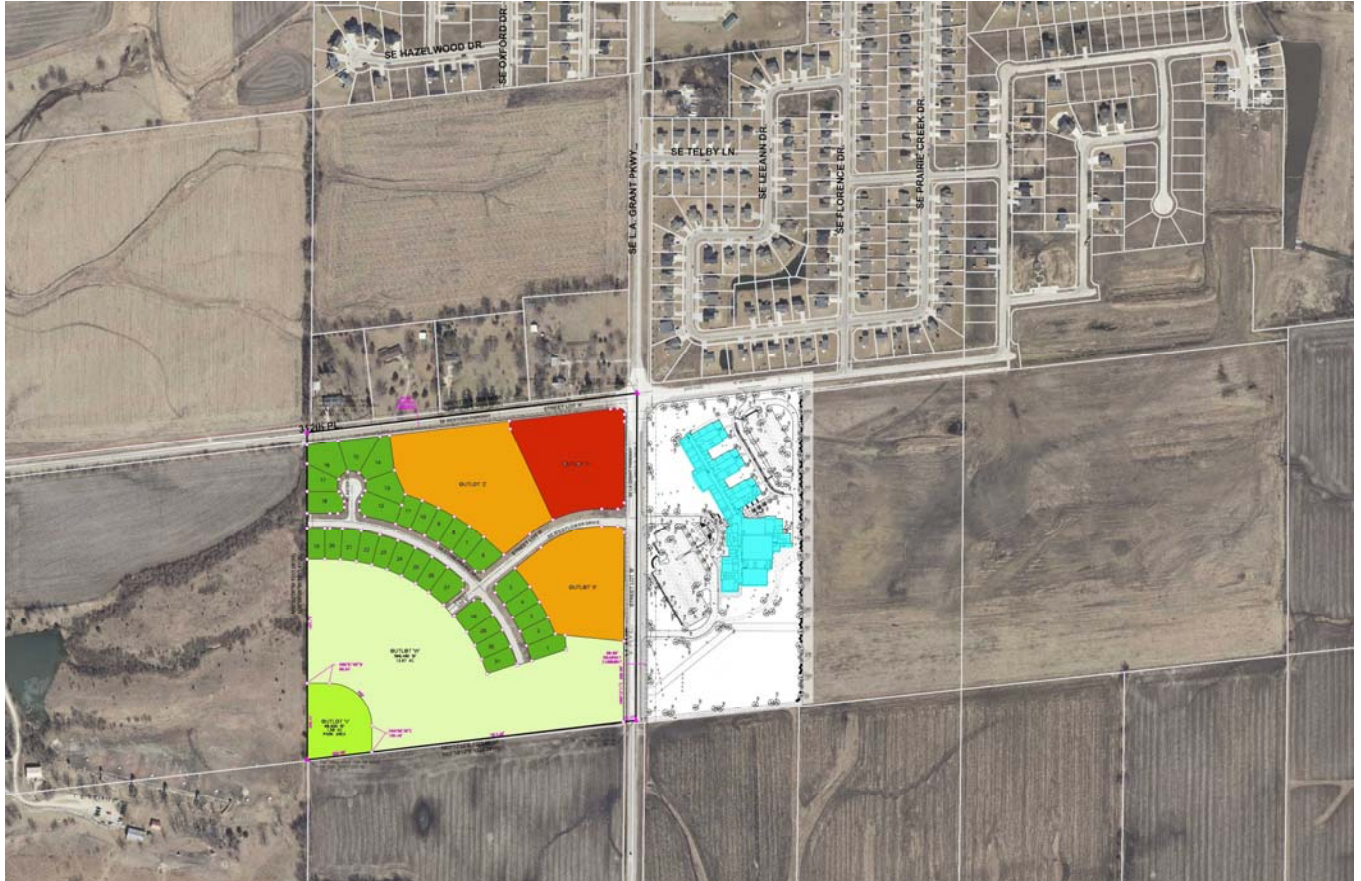
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-2/R-4/ C-1A
North	Existing Single Family Residences	Neighborhood Residential	A-1
South	Vacant – Unincorporated Dallas County	Neighborhood Residential	N/A
East	Waukeee South Middle School	Neighborhood Residential	A-1
West	Vacant - Undeveloped	Neighborhood Residential	N/A

BACKGROUND:

The proposed project is part of a larger village concept proposed by Regency Land Development, which was previously presented to the Commission in 2007. The project is centered on a neighborhood park with single-family residential lots radiating out from the park making the parkland area the focal point of the neighborhood. In addition to the single-family

residential lots, multi-family residential and neighborhood commercial components are incorporated to create a walkable neighborhood.



Aerial Photo of Property

PROJECT DESCRIPTION:

LOTS:

The final plat includes 31 single family residential lots. Lots range in size from 8,371 square feet to 16,895 square feet. All of the lots included in the final plat will have a minimum front yard setback of 30 feet, a minimum side yard setback of 15 feet total, and a minimum rear yard setback of 30 feet.

STREETS:

Two local streets have been constructed as a part of this project (SE Wildflower Drive and SE Stone Prairie Drive). SE Wildflower Drive will serve as the main access to the development from SE LA Grant Parkway. The portion of SE Wildflower Drive between SE LA Grant Parkway and SE Stone Prairie Drive has been constructed with a 70 foot right-of-way in order

to accommodate traffic produced by the future multi-family residential and neighborhood commercial uses. SE Wildflower Drive has been aligned, per the City's request, with the proposed drive way of the future Waukee Middle School.

SE Westown Parkway (312th Place) adjacent to the plat will be paved as a part of the required plat improvements. The applicant will provide a paved rural section for the entire portion of roadway, with the urban curb and gutter provided adjacent to the proposed single family lots that have frontage with SE Westown Parkway. The remaining urban section on the south side of the street will be provided as the respective outlots are developed.

A temporary turn-a-round has been created at southern end of SE Stone Prairie Drive. A temporary turn-a-round is not being required of SE Wildflower Drive as access to lots will not be provided off of this street.

SIDEWALKS/TRAILS:

Public sidewalks will be provided along all streets within the development. A 10 foot bike/pedestrian trail will be constructed on the north/west side of SE Wildflower Drive to SE LA Grant Parkway. This trail will be extended with future plats to the proposed parkland area to serve as a link from the City's trail system to the park.

EASEMENTS:

Several easements are proposed within the plat based upon the location of constructed and proposed utilities. Overland flowage easements are provided in the rear of the lots to handle storm water flowage through the plat.

OUTLOTS:

Three outlots for future development are indicated on the plat. Outlots X and Z are zoned for R-4 (Row Dwelling and Townhome District) development, with Outlot Y zoned for C-1A (Neighborhood Commercial District) development.

UTILITIES:

A 15 foot trunk sewer has been constructed along SE Westown Parkway as part of this project to service the Stone Prairie development in addition to the future Waukee Middle School and development east of SE LA Grant Parkway.

STAFF RECOMMENDATION

Staff has drafted an agreement relative to the remaining improvement required for SE Westown Parkway that will be signed by the applicant and recorded as a part of the platting documents. The remaining improvements to SE Westown Parkway are anticipated to be completed by the end of 2010. At this time, staff would recommend approval of the final plat for Stone Prairie Plat I subject to the final review of all related legal documents by the City Attorney.

June 18, 2010

CITY OF WAUKEE

Ben Landhauser
City Planner