



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Brad Deets

**RE:** Williams Pointe Land Plat 1 – Preliminary Plat & Final Plat

**DATE:** April 13, 2010

**GENERAL INFORMATION:**

**Applicant:** Family Homes Construction

**Requested Action:** Preliminary Plat Approval  
Final Plat Approval

**Location and Size:** Property is generally located in the northeast corner of the SE University Avenue and SE Brick Drive intersection, containing approximately 12 acres more or less.

**LAND USES AND ZONING:**

| Location             | Existing Land Use                                   | Comprehensive Plan       | Current Zoning      |
|----------------------|---|--------------------------|---------------------|
| Property in Question | Undeveloped Portion of Williams Pointe Condominiums | Neighborhood Residential | PD R-3              |
| North                | Completed Portion of Williams Pointe Condominiums   | Neighborhood Residential | PD R-3              |
| South                | Vacant – Undeveloped                                | Waukeee Futures Corridor | C-1                 |
| East                 | Williams Pointe Plat 6 /<br>Vacant - Undeveloped    | Neighborhood Residential | R-5 (R-2)<br>PD C-4 |
| West                 | People’s Bank /<br>Vacant – Undeveloped             | Community Village        | PD C-1A<br>C-4      |

**BACKGROUND AND PROJECT DESCRIPTION:**

The subject property is a part of the Williams Pointe Condominiums Development located at the intersection of SE Brick Drive and SE University Avenue which was approved in 2004. To date, eight of the total seventeen condominium buildings within the development have been constructed. The remaining undeveloped property at the south end of the site has gone back to the bank following the collapse of Regency.

The applicant is requesting approval of a preliminary plat which essentially identifies the existing utilities and pavement that have been constructed relative to the undeveloped portion of the property as well as a final

plat of the remaining undeveloped property which will allow the bank to sell the property in the future. The existing site plan for the development still remains in effect. If the future owner of the property would like to make any changes to what has previously been approved, a new site plan would need to be submitted.



Aerial of Project and Surrounding Properties

## **STREETS**

As a part of the initial construction of the condominium development, the majority of the infrastructure and private streets/driveways were constructed. The preliminary plat identifies the existing paved internal driveways. A driveway on the east side of the property provides access to University Avenue. A private ingress/egress easement has been identified on the preliminary/final plat relative to this access to allow for the free flow of traffic from the existing condominiums through the undeveloped area proposed to be replatted.

## **UTILITIES**

The preliminary plat identifies all of the existing utilities within the development which are designated as private including water main, sanitary sewer and storm sewer. The sanitary sewer connection for the entire

development is along University Avenue and runs through the proposed lot to service the existing condominiums. As such, a private sewer easement has been identified for this existing improvement.

The water main system and storm sewer system were reviewed relative to common connections. There were two storm sewer pipes that were identified which crossed over both the existing lot and the proposed lot which have been identified with individual private easements. All other utilities are identified and covered relative to placement and maintenance within a reciprocal easement agreement between the existing development and the proposed lot.

### **STAFF RECOMMENDATION**

Essentially this preliminary plat and final plat is being presented as a way to sever the existing condominium development/association from the remaining undeveloped property. The final plat will allow for the sale and the eventual development of the remaining ground. The site plan which was approved in 2004 still remains in effect. Any changes to the remaining development will require a new site plan approval.

At this time, staff recommends approval of the preliminary and final plats for Williams Pointe Land Plat I subject to any outstanding staff comments.

### **CITY OF WAUKEE**

Brad Deets

Development Services Director