



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Clayton Estates – Preliminary Plat

DATE: October 25, 2016

GENERAL INFORMATION:

Applicant: Jerry's Homes, Inc.

Requested Action Approval of a Preliminary Plat for approximately 112 single family residential lots.

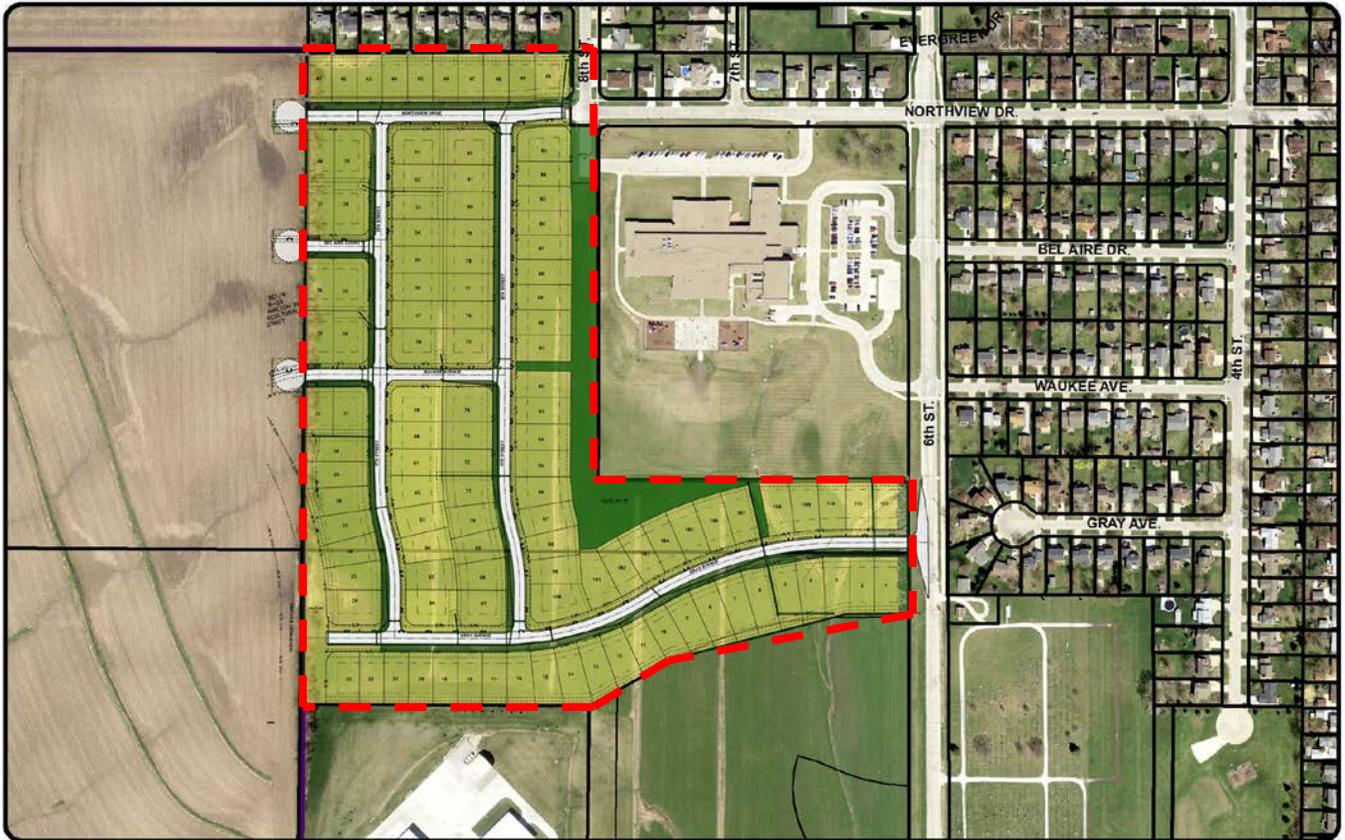
Location and Size: Property is generally located on the west side of 6th Street and southwest of the 8th Street / Northview Drive intersection, containing approximately 38.2 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2
North	Southview Estates	Neighborhood Residential	R-2
South	Waukee Public Works Building & Waukee School District Transportation & Logistics Center	Civic/Institutional	M-1
East	Waukee Elementary School	Civic/Institutional	A-1
West	Vacant - Undeveloped	Dallas County	N/A

BACKGROUND:

The subject property lies west of Waukee Elementary School and 6th Street. This property is currently in the process of being sold by the City of Waukee to Jerry's Homes, Inc. The Planning & Zoning Commission recommended approval of a rezoning for the property earlier this year and the City Council approved the rezoning.



ABOVE LEFT: Aerial of Property (Red Dashed Line) identifying the proposed preliminary plat in relation to surrounding land uses.

PROJECT DESCRIPTION:

LOTS

The preliminary plat identifies a total of 112 single family lots that are in similar shape and size to adjacent residential lots. The proposed lots range in size from 8,512 square feet to 13,750 square feet. The minimum lot size in the R-2 district is 8,000 square feet. The lot widths range in size from 65 feet to 74 feet. The minimum lot width in the R-2 district is 65 feet. Lots 1 – 23 are a little deeper than typical to provide additional buffering between residential uses and the City's Public Works Building and the School District's Transportation and Logistics center to the south.

STREETS AND TRAIL

A number of street extensions will be required as part of the plat improvements. Northview Drive will be extended from the east to the west plat boundary. Northview Drive is a major collector street that will be 31 feet wide with a 70 foot right-of-way. Bel Aire Court, Waukee Avenue, 8th Street, and 9th Street are all local streets that will be 29 feet wide with a 60 foot right-of-way. Gray Avenue is a minor collector street that will be extended from 6th Street that will be 29 feet wide with a 70 foot right-of-way.

No public trails are required to be installed as part of the improvements for this plat. The applicant's engineer has prepared a preliminary trail alignment for the parkland that is being dedicated to the City to show a possible alignment that would provide pedestrian access to parkland.

Five foot sidewalks will be constructed on both sides of the streets as each lot is developed.

UTILITIES

All public utility services will be extended throughout the plat to provide access to the proposed 112 lots. Sanitary sewer will be provided via the existing system on the north side and a new sewer that will be installed from the south to the south plat boundary will serve the remaining portion of the development. Water main will be extended throughout the plat via connections to existing water main along Northview Drive and 6th Street.

Storm water detention is being accommodated for in the regional detention basin that has been constructed as part of the Waukee School District Transportation and Logistics Center. This pond is on City owner property and will be maintained by the City as well. The ultimate outlet of the pond is a tributary of Sugar Creek.

PARKLAND:

Outlot Z has been identified for parkland dedication. The applicant is required to dedicate 2.01 acres. Outlot Z is 2.47 acres in area. As stated previously the applicant's engineer has prepared a preliminary trail alignment for the parkland that is being dedicated to the City to show a possible alignment that would provide pedestrian access to parkland.

MISCELLANEOUS:

25 foot landscape buffers are identified on the east side of Lots 1 and 112 to provide a buffer between the future homes and 6th Street.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Clayton Estates subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner