



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** Clayton Estates Plat 1 – Final Plat

**DATE:** July 25, 2017

**GENERAL INFORMATION:**

**Applicant:** Jerry's Homes, Inc.

**Requested Action** Approval of a Final Plat for 37 single family residential lots.

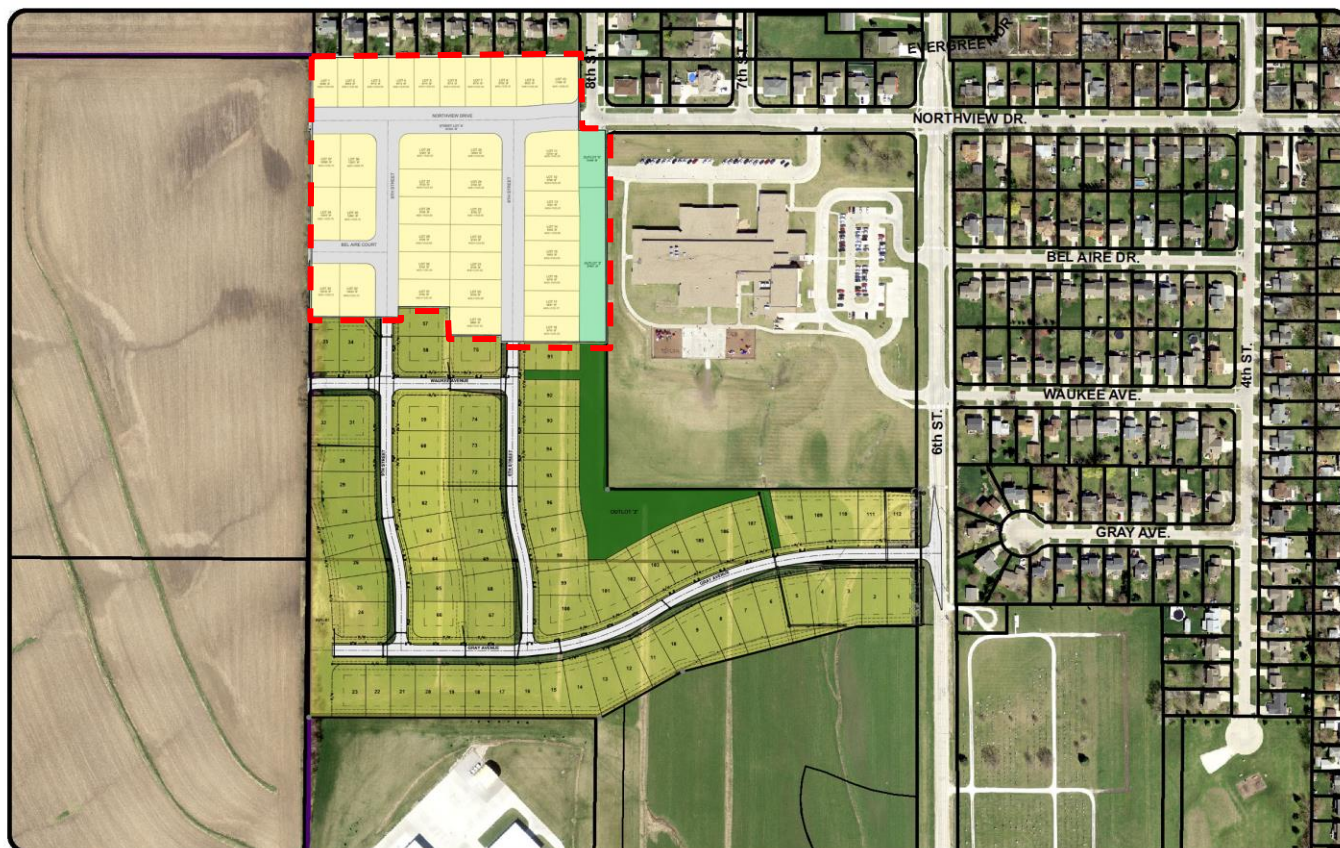
**Location and Size:** Property is generally located on the west side of 6<sup>th</sup> Street and southwest of the 8<sup>th</sup> Street / Northview Drive intersection, containing approximately 12.18 acres.

**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 6<sup>th</sup> Street. The final plat includes a total of 37 single family lots.



**ABOVE LEFT:** Aerial of Property (outlined in Red) identifying the proposed final plat in relation to surrounding land uses.

## **PROJECT DESCRIPTION:**

### **LOTS**

The final plat includes 37 single family residential lots. The lots range in size from approximately 8,500 square feet to 13,000 square feet. The minimum lot size in the R-2 district is 8,000 square feet. The lot frontages range in width from 65 to 74 feet. The minimum lot width in the R-2 district is 65 feet. All of the proposed single family lots are similar in shape and size to adjacent residential lots.

### **STREETS AND SIDEWALKS**

This final plat includes the extension of Northview Drive 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, 8<sup>th</sup> Street, and 9<sup>th</sup> Street are all local streets that will be 29 feet wide with a 60 foot right-of-way.

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 all proposed 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 6<sup>th</sup> 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 dedicating a total of 2.47 acres of parkland with the Clayton Estates development, which exceeds their requirement of 2.01 acres. Plat I includes a total of .64 acres of parkland area, which will go towards the total required. 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.

## **STAFF RECOMMENDATION**

At this time staff feels comfortable with the proposal and would recommend approval of the Final Plat for Clayton Estates Plat I subject to remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

## **CITY OF WAUKEE**

Melissa DeBoer, AICP  
Planner II