



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Prairie Crossing Plat 6 – Preliminary Plat

DATE: September 12, 2017

GENERAL INFORMATION:

Applicant: Alices, L.C., %Knapp Properties Inc.

Requested Action Preliminary Plat Approval

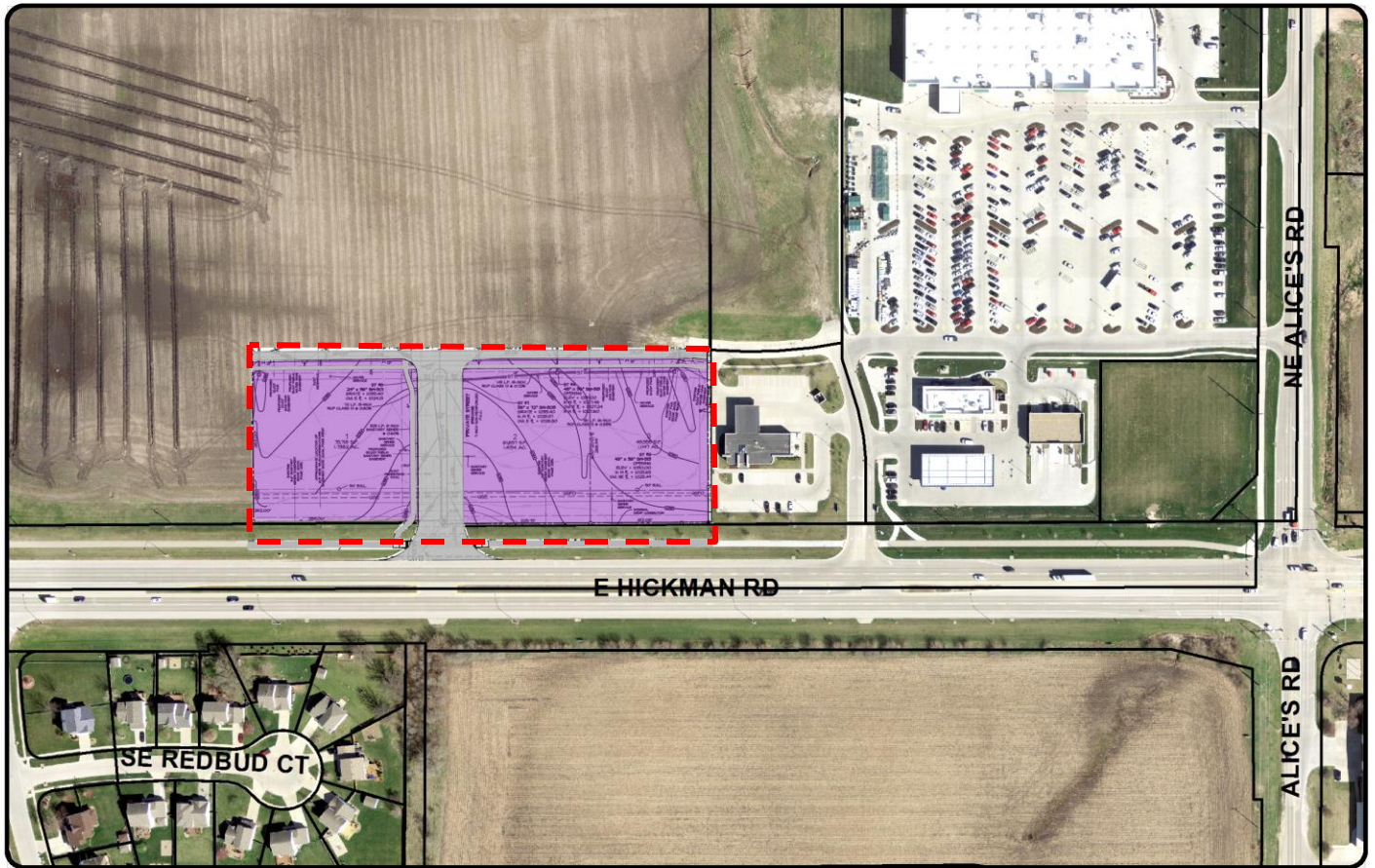
Location and Size: Property is generally located north of Hickman Road and west of Alice’s Road and contains approximately 4.27 acres.

LAND USES AND ZONING:

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|--------------------------------------|--------------------------|----------------|
| Property in Question | Undeveloped | Community Village | C-1B |
| North | Springs at Waukeee Apartment Complex | Neighborhood Residential | R-3 |
| South | Waukeee Market Place Development | Community Village | C-1/PD |
| East | West Bank / Hy-Vee | Community Village | C-1B |
| West | Vacant | Community Village | C-1B |

BACKGROUND:

The subject property is located north of Hickman Road and west of Alice’s Road, just west of Hy-Vee and West Bank. The site is currently platted as Outlot Y of Prairie Crossing Plat 3. The applicant is requesting approval of a preliminary plat in order to plat a portion of Outlot Y into 3 lots containing about 4.37 acres, just west of the West Bank site.



ABOVE: Aerial photo of proposed plat outlined in **RED** in relation to the surrounding properties

Project Description:

Lots:

The preliminary plat includes 3 lots. Lot 1 is 1.74 acres, Lot 2 is 1.42 acres, and Lot 3 is 1.11 acres. All lots are intended for commercial/retail development.

Streets:

Access to this development will be a full access from Hickman Road. An additional interior, private access will be provided from the existing private road known as NE Venture Drive, running on the south side of Hy-Vee's parking lot. With this project, the east bound left turn lane on Hickman Road into this site will be constructed. The west bound left turn lane on Hickman Road will be constructed at a future date by others.

An eight foot wide pedestrian path will be constructed along the west side of the driveway into the proposed development from the existing trail along Hickman Road. Five foot sidewalks will be provided along the south side of the private road throughout the development, and will connect to the existing sidewalk on the north side of West Bank's site.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities. An ingress/egress easement will be provided across the plat to provide access to the private drive.

Utilities:

All lots will be served with public utility services.

Storm water in this plat will be detained in existing detention basins, located to the north of this site, on property also owned by this applicant.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Prairie Crossing Plat 6 subject to remaining staff comments.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II