



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Deery Brothers Waukeee Development – Final Plat

DATE: November 14, 2017

GENERAL INFORMATION:

Applicant: Deery, Deery, & Deery, LLC & The Rose Companies

Requested Action Final Plat Approval

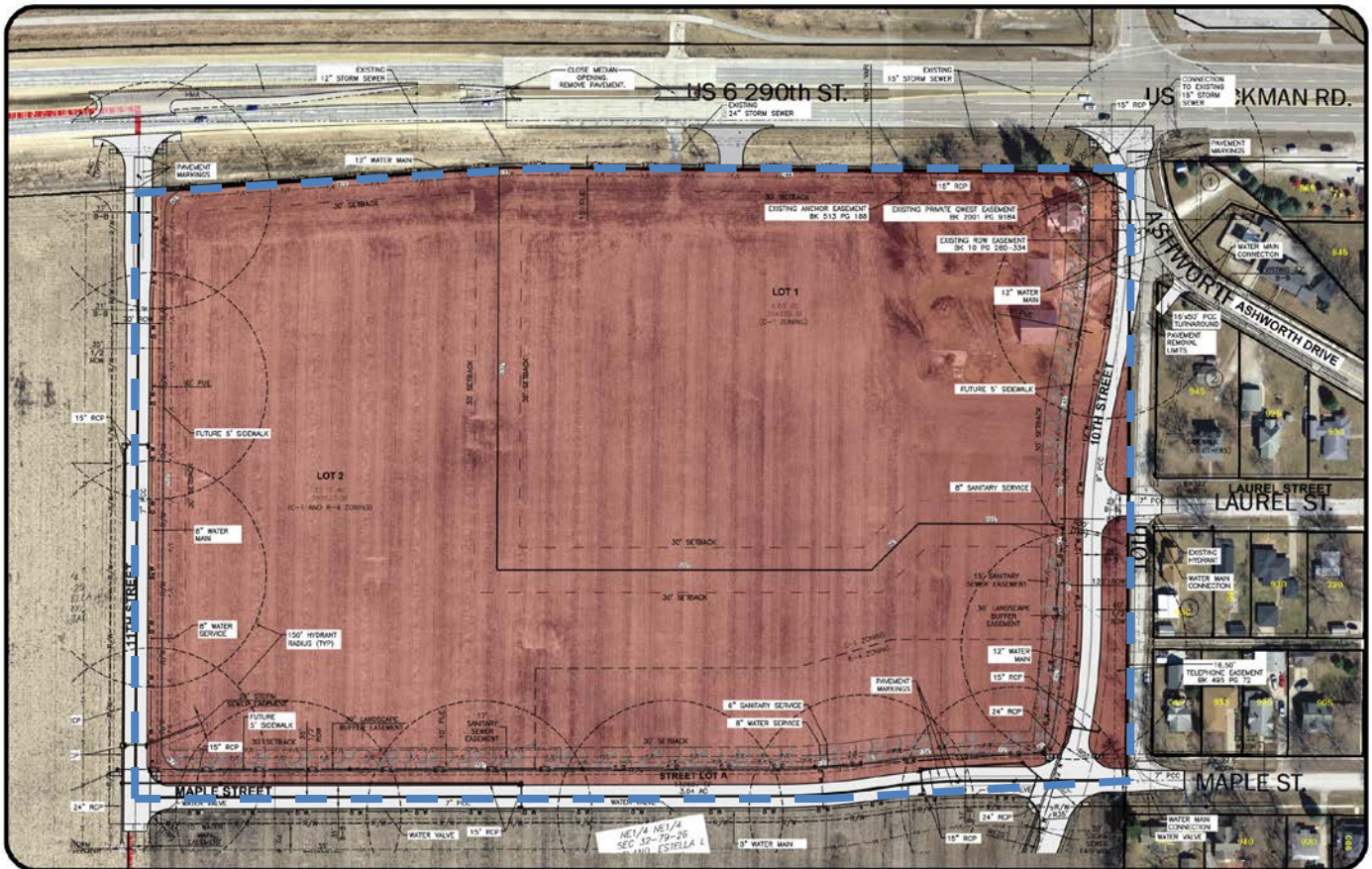
Location and Size: Property is generally located south of Hickman Road and west of 10th Street containing approximately 21.80 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	C-1 / R-4
North	Agricultural	Employment	A-1
South	Agricultural	Neighborhood Residential	R-2, PD-1/R-2, & R-4
East	Single Family Residential	Neighborhood Residential	R-2
West	Agricultural	Neighborhood Residential	A-1

BACKGROUND:

The subject property is located south of Hickman Road and west of 10th Street and is approximately 21.80 acres in area. The property was annexed and rezoned in 2016. The applicant requests approval of a final plat in order to plat one lot and one outlot for commercial/retail development.



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

Project Description:

Lots:

The final plat includes 2 lots for commercial development. Lot 1 is 9.05 acres in area and Outlot X is 12.75 acres in area. Outlot X is for future development. All proposed lots are in conformance with C-1 zoning district requirements.

Streets & Sidewalks:

As part of the improvements for this plat 10th Street will be extended from Hickman Road to the south plat boundary. 10th Street will eventually be a 4 lane boulevard, but at this time the applicant will only be responsible for constructing the west 26 feet of the street. Future improvements will be made as traffic counts warrant improvements. Future development of the property will require construction of Maple Street and 11th Street.

A ten foot wide trail along the west side of 10th Street will be constructed as part of the development of the car dealership.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities and construction areas.

A 30 foot landscape buffer easement will be required along the south and east plat boundary to provide screening from the adjacent and future residential development.

Utilities:

Water main will be extended to Lot 1 and a 12-inch water main will be extended along 10th Street and Hickman Road. An 8-inch sanitary sewer will be brought up to the property from the south. Storm water detention for the plat will be provided for in a pond on the southwest side of Outlot X.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for Deery Brothers Waukee Development subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner