



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Spring Crest Plat 1 – Final Plat

**DATE:** November 28, 2017

**GENERAL INFORMATION:**

**Applicant:** Spring Crest Partners, LLC

**Requested Action** Approval of a Final Plat for a single family residential subdivision

**Location and Size:** Property is generally located south of Hickman Road and west of Cedar & Spruce Street, containing approximately 10.03 acres.

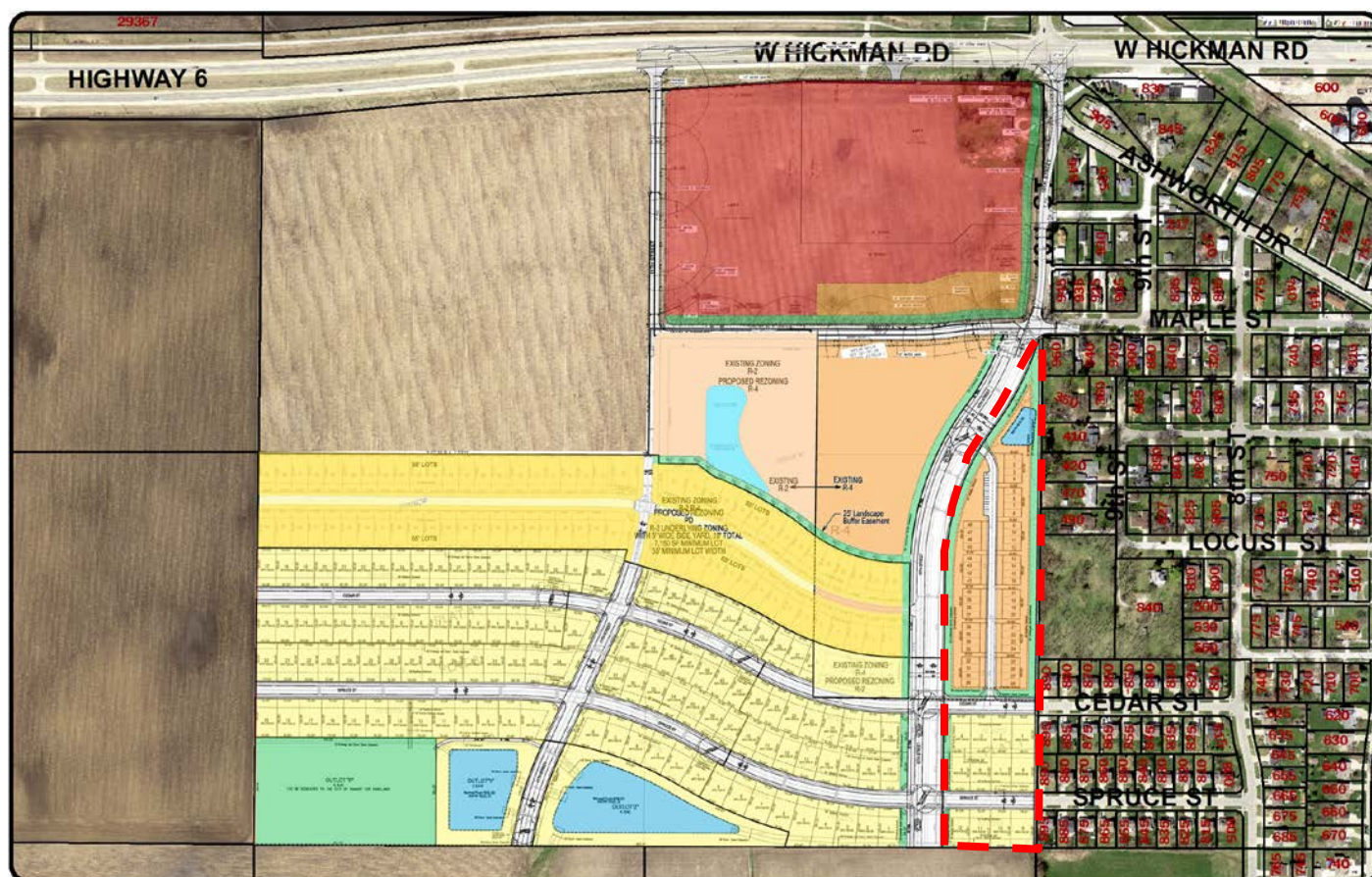
**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Neighborhood Residential	R-2 & R-4
North	Undeveloped / Future Deery Brothers	Neighborhood Residential	C-1 / R-4
South	Vacant	Neighborhood Residential	A-1
East	Single Family Residential	Neighborhood Residential	R-2
West	Vacant	Neighborhood Residential	A-1

**BACKGROUND:**

The subject property was annexed, rezoned, and preliminary platted within the last year. This is the first phase of the Spring Crest development which is planned for an overall total of 208 single family lots and include approximately 21 acres for townhome development. A total of five phases of single family are planned for the development.





**ABOVE LEFT:** Aerial of Property identifying the proposed overall Spring Crest development. The proposed plat is outlined in the **RED** dashed line.

**PROJECT DESCRIPTION:  
LOTS**

The final plat identifies a total of 12 lots for single family residential development and one outlot for future townhome development. The single family lots range in size from 9,100 square feet to 12,010 square feet. Outlot X is 6.38 acres in area. The typical lot width is between 70 and 78 feet. The preliminary plat for Spring Crest identified a total of 48 townhome units on Outlot X. Future development of Outlot X is subject to review of a site plan and a final plat.

**STREETS AND TRAIL**

Extensions of Cedar Street and Spruce Street have been constructed to provide access to the lots. Both streets are considered local streets.

No trails are included as part of the plat improvements. Five foot sidewalks will be constructed on both sides of the street as the individual lots develop.

**UTILITIES**

Utilities have been extended to service the proposed plat as part of the plat improvements. Sanitary sewer service is provided via the existing sewers to the east. Water main has also been extended from the existing water main to the

east. Storm water detention will be provided in the southwest corner of the overall development. The ponds will be owned and maintained by the homeowners association.

**PARKLAND:**

Parkland dedication will be satisfied with the dedication of a 5.15 acre parcel that is located in the southwest corner of the overall development. The 5.15 acre parcel exceeds the required amount for this plat. This dedication will also serve as the dedication for future phases of the development.

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the proposal and would recommend approval of the Final Plat for Spring Crest Plat I subject to remaining staff comments and review of the legal documents by the City Attorney.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner