



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Spring Crest Plat 2 – 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 14.62 acres.

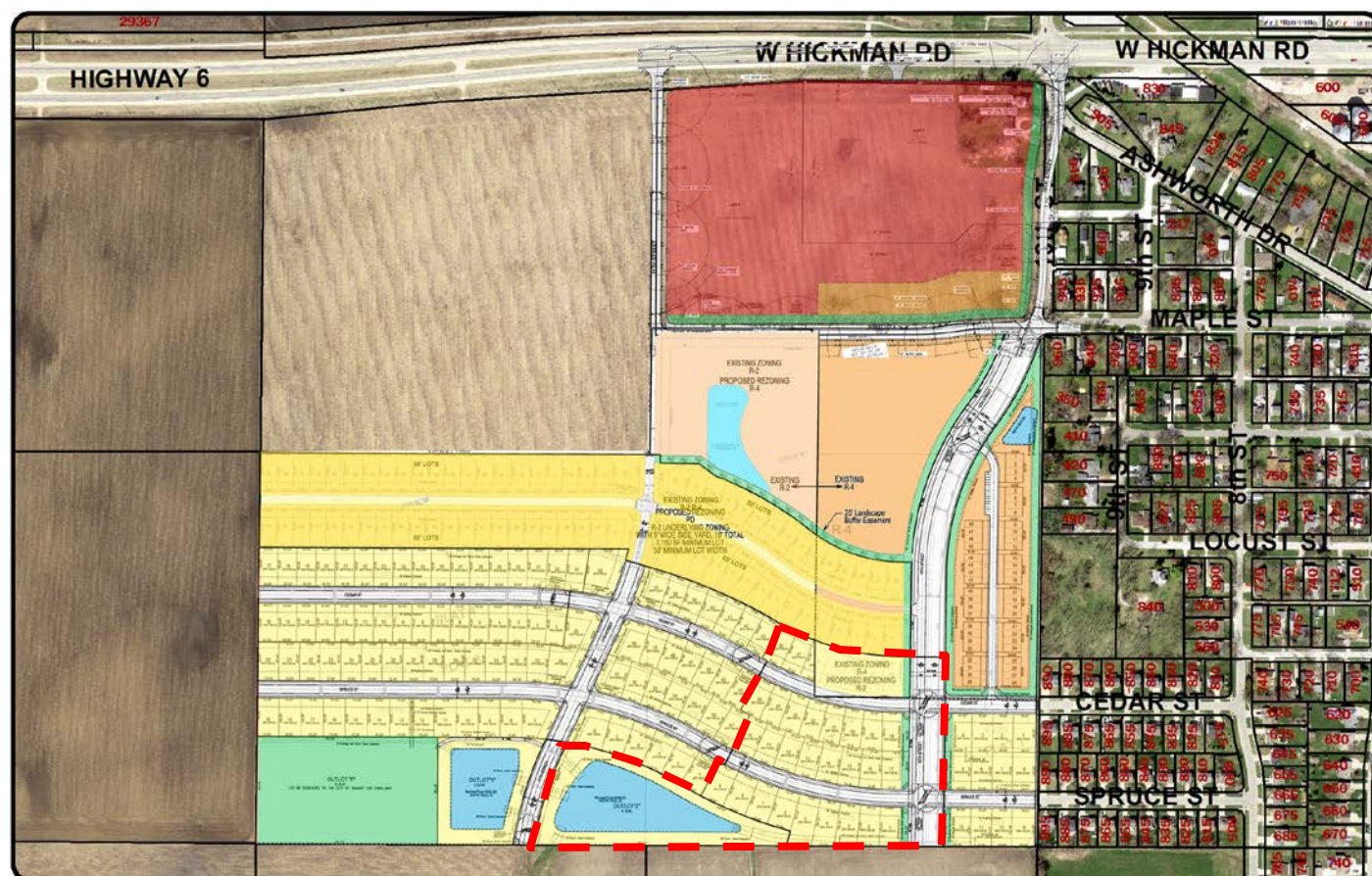
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Neighborhood Residential	R-2
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 second 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 32 lots for single family residential development. The single family lots range in size from 8,592 square feet to 13,257 square feet. The typical lot width is between 65 and 81 feet.

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. An extension of 10th Street is also in the process of being constructed. 10th Street in the future will be a four lane divided boulevard, however, in the initial construction only a 26 foot wide section will be constructed which will serve as the west two lanes in the future. Widening of 10th Street will be constructed as part of a future Capital Improvement Project (CIP) by the City as traffic demands warrant widening and funding availability.

A 10 foot wide trail will be constructed on the west side of 10th Street. Five foot sidewalks will be constructed in the remaining portions of the plat as each lot develops.

UTILITIES

Utilities have been extended to service the proposed plat as part of the plat improvements. Sanitary sewer service is provided via the Northwest Trunk Sewer recently constructed by the City. 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 2 subject to remaining staff comments and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner