



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Commons at Greenway Park – Preliminary Plat **PREPARED BY:** Andy Kass AICP, Senior Planner

REPORT DATE: May 10, 2019

MEETING DATE: May 14, 2019

GENERAL INFORMATION

Applicant: Signature Development of Iowa, LLC & Philip Broderick

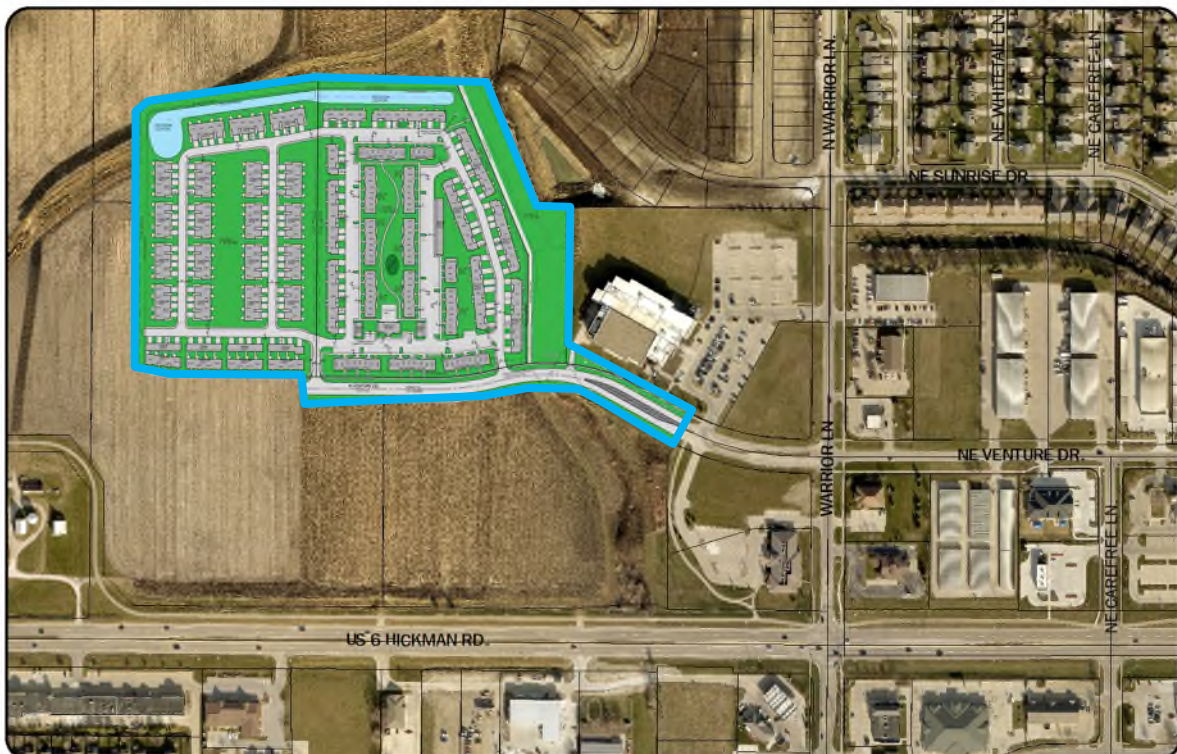
Owner: Signature Development of Iowa, LLC & Philip Broderick

Owner's Representative: Joel Jackson, P.E. with Bishop Engineering

Request: The applicant is requesting approval of a preliminary plat for a townhome residential development.

Location and Size: Property is generally located north of Hickman Road and west of N. Warrior Lane containing approximately 27.05 acres more or less.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential	R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
North	Vacant - Undeveloped	Single Family Residential	A-1 Agricultural District
South	Vacant - Undeveloped	Commercial Mixed Use	A-1 Agricultural District
East	Waukee Family YMCA	Institutional	C-1B Large Scale Commercial District
West	Vacant - Undeveloped	Medium Density Residential	A-1 Agricultural District

HISTORY

The subject property was recently rezoned from A-1 to R-4/PD-1 to allow for a townhome development, for which the conceptual layout has been shown in the Area Map above. The concept plan identifies a total of 251 townhome units across the entire development. The applicant has submitted the preliminary plat for the first phase of the development.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies one (1) lot to be platted at this time. Lot I is proposed to be 11.23-acres in area. Six (6) outlots make up the rest of the property. Outlot W is 10.24-acres in area and will be platted in the future for the second phase of the development. Outlots X and Z are intended to be deeded to the City of Waukee for parkland dedication. Outlot Y will be deeded to the YMCA. Outlots U and V will be owned and maintained by the Broderick family until such a time development to the south occurs.

Table 1: R-4/PD-1 Zoning District Bulk Regulations

Category	R-4/PD-1 (minimum)
Lot Area	3500 SF per unit
Lot Width	75 feet
Front Yard Setback	15 feet for units fronting NW Sunrise Drive
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total

STREETS AND TRAIL

An extension of NW Venture Drive will be constructed with the plat improvements. A small portion of the extension will be a divided boulevard section with 18.5-foot wide lanes. Once the boulevard section ends, the street will transition to a 31-foot wide collector street. Five-foot wide sidewalks will be constructed along both side of NW Venture Drive.

UTILITIES

Water main is available and will be extended from the east to the plat. Sanitary sewer will need to be extended from an existing manhole that is north of the Indi Run Development. The sanitary sewer will be extended from the manhole to the south and then to the west.

Storm water detention for the development will be constructed when the detailed site improvements are constructed.

STAFF RECOMMENDATION

The proposed lot meets the minimum requirements of the Zoning Ordinance. The preliminary plat is in general conformance with the Subdivision Ordinance. Staff recommends approval subject to remaining staff comments.