

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
North	Townhomes – Commons at Greenway Park	Medium Density Residential	R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
South	Commercial	Mixed Use	C-1 (Community and Highway Service Commercial District)
East	Commercial – Hy-Vee Fast & Fresh	Mixed Use	C-1 (Community and Highway Service Commercial District)
West	Agricultural	Mixed Use	A-1 (Agricultural District)

PROJECT DESCRIPTION

LOTS

The plat identifies a total of six (6) lots and one outlot (Outlot Z) for commercial development. The subject property is currently one outlot within Waukee Crossing Plat 1. The proposed lots ranges in size from one acre to 1.88 acres. The Outlot will be used for stormwater detention and is 1.63 acres in area.

STREETS AND TRAILS

Access to the lots will be provided off of NW 2nd Street.

A 10-ft wide trail exists along the east side of the proposed plat along NW 2nd Street.

UTILITIES

Public utilities will serve the proposed plat. Extensions will be made from the existing area mains. The utilities that extend throughout the proposed plat will be private and will be privately owned and maintained.

EASEMENTS

All proposed easements have been indicated on the plat. A landscape buffer easement is provided along the northwest end of the property to provide a buffer for the townhome property to the north.

STAFF RECOMMENDATION

The proposed plat is in general conformance with the Subdivision Ordinance and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat and final plat for Waukee Crossing Plat 4 subject to remaining staff comments and review of the legal documents.