

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Commercial & Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Waukee Towe Center Plat 1 & Waukee Market Place Plats 1 – 3	Community Commercial	C-1A (Neighborhood Commercial District) / PD-1 (Planned Development Overlay) & C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
South	Westgate Business Park Plats 1 – 5	Neighborhood Commercial & Community Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay) & R-2 (One & Two Family Residential District)
East	Hickman West Industrial Park	Mixed Use Corridor & Neighborhood Commercial	M-1 (Light Industrial District)
West	Westgate Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)

PROJECT DESCRIPTION

LOTS

The plat identifies a total of two lots and two outlots for commercial development. Outlot Z is shown as future development and Outlot Y is shown as storm water detention. Lot 1 is 12.44-acres in area, Lot 2 is 5.66-acres in area, Outlot Z is 20.83-acres in area and Outlot Y is 9.05-acres in area.

STREETS AND TRAILS

Access to the lots will be provided off of SE Laurel Street.

A 5-ft wide sidewalk will be installed along SE Laurel Street with individual lot development.

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 west end of the property to provide a buffer for the single-family residential properties to the west.

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 Towne Center Plat 2 subject to remaining staff comments and review of the legal documents.