



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Towne Center Plat 3 – Preliminary Plat & Final Plat **PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: March 10, 2023

MEETING DATE: March 14, 2023

GENERAL INFORMATION

Owner/Applicant: Waukee Towne Center, LLC

Owner's Representative: Ed Arp, PLA – Civil Engineering Consultants

Request: The applicant is requesting approval of a preliminary plat and final plat for a commercial development.

Location and Size: Property is generally located west of SE Alice's Road and south of SE Laurel Street, containing approximately 20.98-acres.

AREA MAP



ABOVE: Aerial of property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped (Waukee Towne Center Plats 1 & 2)	Community Commercial / Neighborhood Commercial	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 eight lots for commercial development. The plat also identifies Outlot Y to be dedicated to the City of Waukee for parkland / open space. Lots 1-7 range in size between 0.84-acres and 1.85-acres in area. Lot 8 is 12.30-acres in area. Outlot Y is 9.05-acres in area. Outlot Y will include a pond and public trails.

STREETS AND TRAILS

Access to the lots will be provided off of both SE Laurel Street and SE Alice’s Road. Ingress/egress easements will be provided internally to provide access across the development through the proposed private drives.

A 10-ft wide trail exists along SE Alice’s Road, adjacent to this site. A 10-ft wide trail exists to the south of the site, sidewalks will be extended to provide access to the trail. A 10-ft wide trail will be installed along the perimeter of the pond proposed for Outlot Y. Several trail extensions will occur from the proposed trail to the existing trail to the south in order to provide pedestrian connections into the commercial site from the surrounding neighborhoods.

Six-foot wide private sidewalks will be installed internal to the site along the private drives to provide pedestrian access throughout the development. These sidewalks will be installed with individual lot development.

UTILITIES

Private 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.

Storm water management will be provided with a large pond located along the west side of the proposed plat.

EASEMENTS

All proposed easements have been indicated on the plat. Landscape buffer easements are provided along the west side and a portion of the south side of the site.

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 3 subject to remaining staff comments and review of the legal documents.