

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Commercial – LOF-Xpress	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
South	Vacant – Undeveloped (Waukee Towne Center)	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
East	Hickman West Industrial Park and U-Haul	Mixed Use Corridor	M-1 (Light Industrial District)
West	Future Target Retail Store	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property was originally platted as three lots within Waukee Towne Center Plat I. The request is to replat the lots into three lots in order to provide for different sized lots than what currently exists.

PROJECT DESCRIPTION

LOTS

The plat identifies a total of three lots for commercial development. Lot 1 is 1.02-acres in area, Lot 2 is 0.78-acres in area, and Lot 3 is 1.43-acres in area.

STREETS AND TRAILS

No new streets will be provided as part of this final plat. A 10-ft wide trail exists along SE Alice’s Road adjacent to the subject property. A five-foot-wide sidewalk will be provided along SE Laurel Street with individual lot development.

UTILITIES

Public utilities will service the proposed development. The utilities have been installed with previous improvements.

EASEMENTS

All proposed easements have been indicated on the plat.

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 final plat for Waukee Towne Center Plat 4 subject to remaining staff comments and review of the legal documents.