



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Towne Center Plat 5 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: September 8, 2023

MEETING DATE: September 12, 2023

GENERAL INFORMATION

Owner/Applicant:

Waukee Towne Center, LLC

Owner's Representative:

Ed Arp, PLA – Civil Engineering Consultants

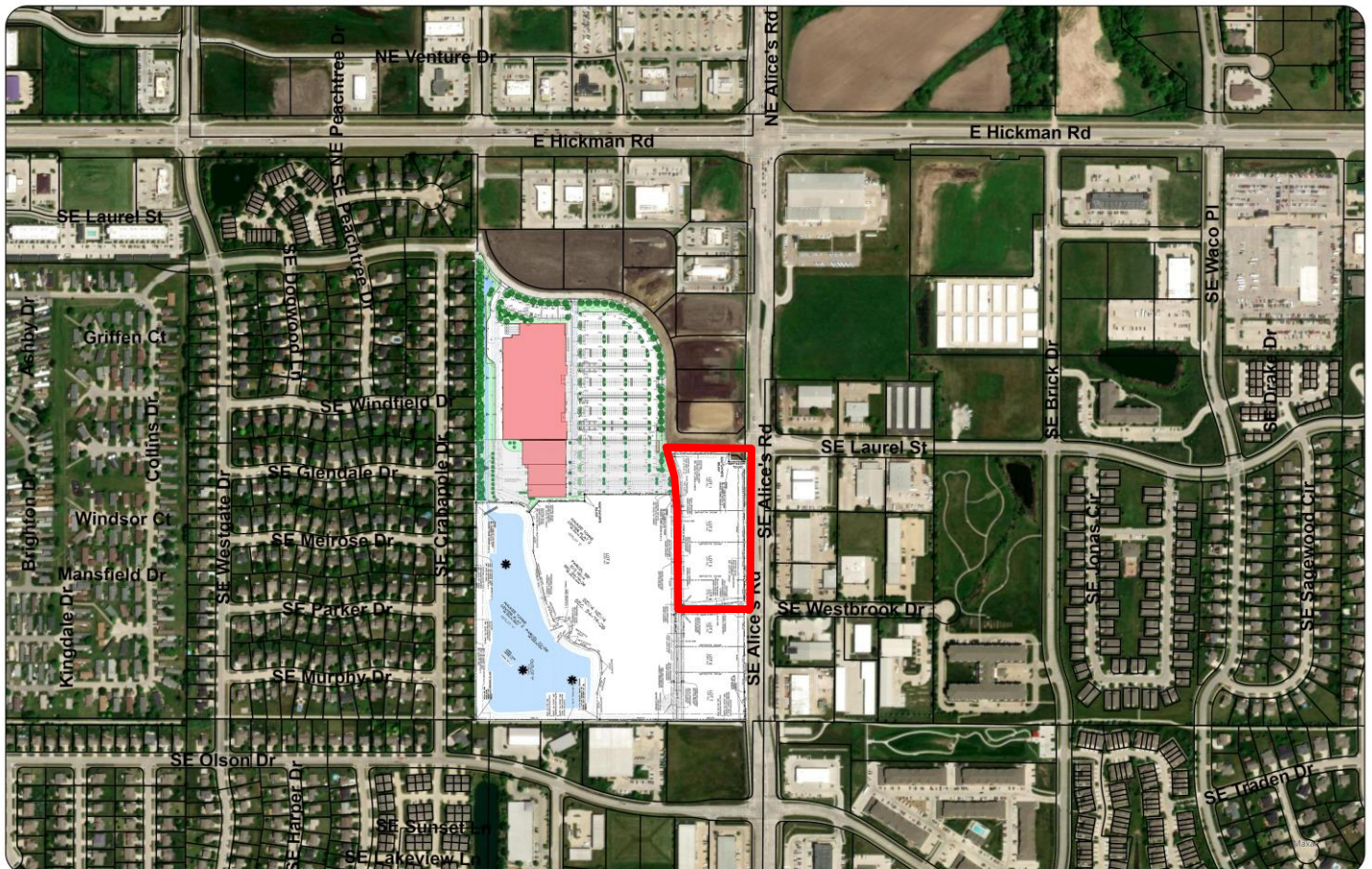
Request:

The applicant is requesting approval of a 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 5.04-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	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
South	Vacant - Undeveloped	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
East	Hickman West Industrial Park	Neighborhood Commercial	M-1 (Light Industrial District)
West	Future Waukee Towne Center Retail	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property was originally platted as four lots within Waukee Towne Center Plat 3. The request is to replat the lots into four lots in order to provide for different sized lots than what currently exists.

PROJECT DESCRIPTION

LOTS

The plat identifies a total of four lots for commercial development. Lot 1 is 1.79-acres in area, Lot 2 is 1.20-acres in area, Lot 3 is 0.80-acres in area, and Lot 4 is 1.25-acres in area.

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.

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 privately owned and maintained.

Storm water management will be provided with a large pond located to the southwest of the proposed plat.

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