



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Crossing at Alice's Road Plat 5 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: July 19, 2024

MEETING DATE: July 23, 2024

GENERAL INFORMATION

Owner/Applicant:

Hy-Vee, Inc.

Owner's Representative:

Jeff Gaddis, PLS – Civil Engineering Consultants

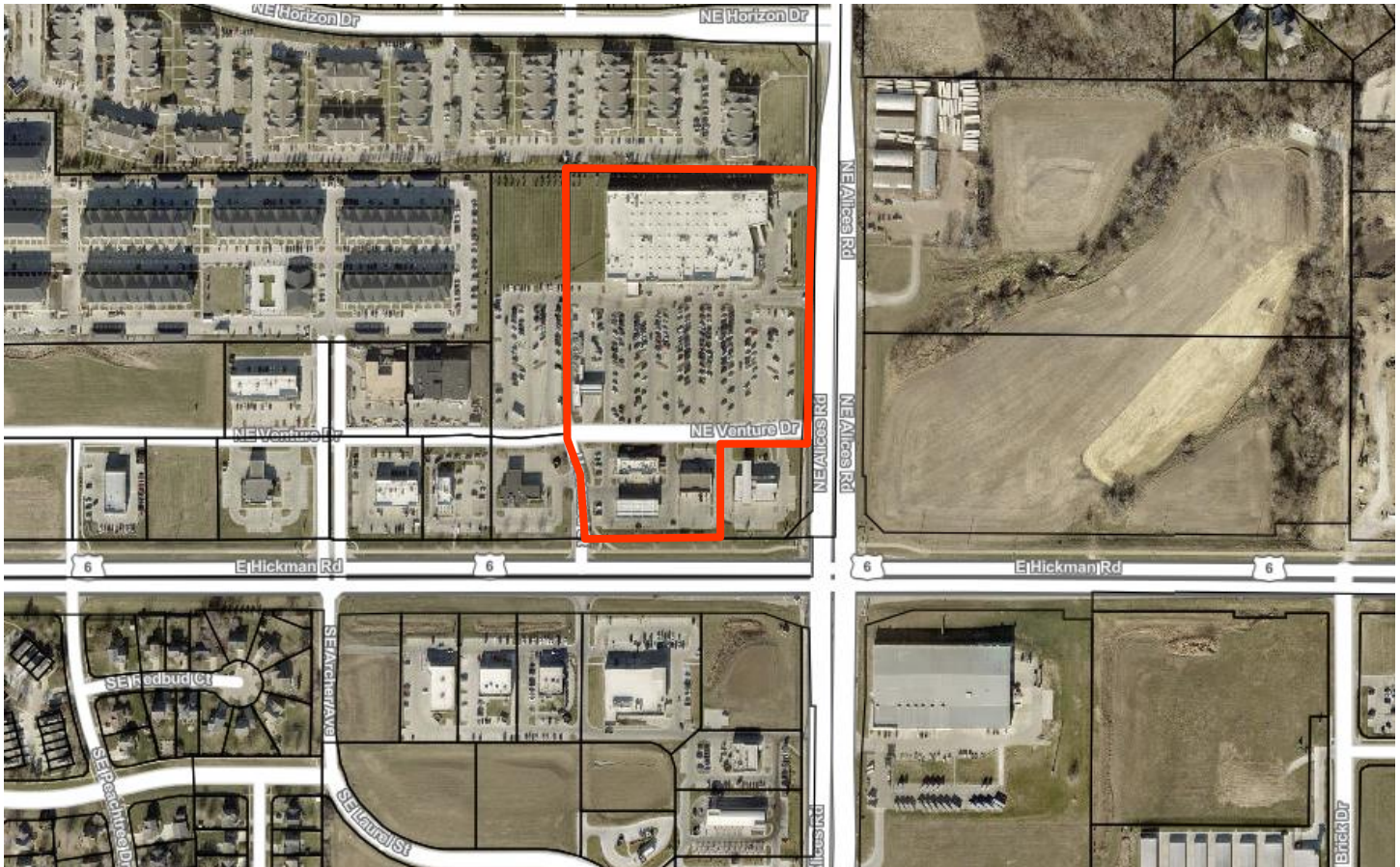
Request:

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 north of E Hickman Road, containing approximately 11.89-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	Hy-Vee / Hy-Vee Gas and Car Wash / Caribou Coffee	Community Commercial	C-1B (Large Scale Commercial District)
North	Multi-Family Apartment Complex	High Density Residential	R-3 (Multi-Family Residential District)
South	Commercial Development – Waukee Market Place / Waukee Towne Center	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
East	Vacant / Undeveloped Land	Mixed Use	A-1 (Agricultural District)
West	Commercial / Multi-Family Residential	Mixed Use	C-1B (Large Scale Commercial District) & R-3 (Multi-Family Residential District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property was previously platted as one lot within The Crossing at Alice’s Road Plat 4. The request is to replat the lots into two separate lots – one for the gas station and car wash and one for the grocery store.

PROJECT DESCRIPTION

LOTS

The plat identifies a total of two lots for commercial development. Lot 1 is 9.73-acres in area and will contain the grocery store and associated parking lot, Lot 2 is 2.16-acres in area and will contain the gas station and car wash buildings.

STREETS AND TRAILS

No new streets or trails will be provided as part of this plat.

UTILITIES

No new utilities will be provided as part of this plat. All utilities have been installed with previous improvements.

EASEMENTS

No new easements are proposed. All necessary easements already exist.

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 The Crossing at Alice’s Road Plat 5 subject to remaining staff comments and review of the legal documents.