



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Waukee Towne Center Plat 6 – Preliminary Plat and Final Plat      **PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** February 20, 2026

**MEETING DATE:** February 24, 2026

### 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 3.64-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	Commercial – Access Systems	Neighborhood Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
East	Hickman West Industrial Park	Neighborhood Commercial	M-1 (Light Industrial District)
West	Future Waukee Towne Center Retail (Currently under construction)	Neighborhood 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 3. The request is to replat the lots into two lots for future commercial development.

**PROJECT DESCRIPTION**

**LOTS**

The plat identifies a total of two lots for commercial development. Lot 1 is 1.81-acres in area and Lot 2 is 1.80-acres in area. An outlot is identified at the northeast corner of the plat for a monument sign. The outlot is 676 square feet in area and will be owned and maintained by Waukee Towne Center LLC.

**STREETS AND TRAILS**

Access to the lots will be provided off of the private drive located along the west side of the proposed plat. 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.

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 preliminary plat and final plat for Waukeke Towne Center Plat 6 subject to remaining staff comments and review of the legal documents.