



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Prairie Village Overall – Preliminary Plat

**PREPARED BY:** Bill Mettee, Planner

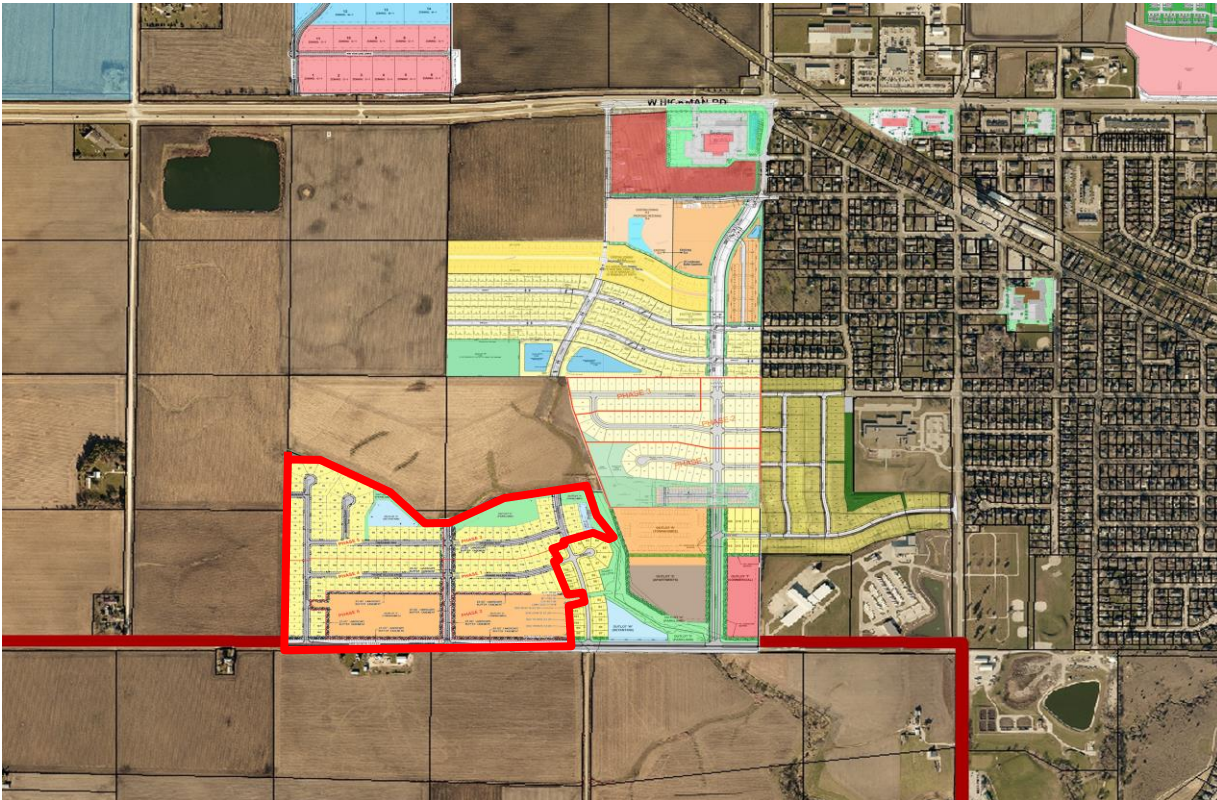
**REPORT DATE:** January 07, 2022

**MEETING DATE:** January 11, 2021

### GENERAL INFORMATION

<b>Applicant:</b>	Signature Companies of Iowa, LLC
<b>Owner:</b>	Phillips – Hamilton, Inc. and Prairie Village of Iowa, LLC
<b>Owner's Representative:</b>	Jared Murray, P.E. with Civil Design Advantage
<b>Request:</b>	The applicant is requesting approval of a preliminary plat for a single-family and townhome residential subdivision.
<b>Location and Size:</b>	Property is generally located west of 6 <sup>th</sup> street and north of University Avenue, containing 82.22-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	Single Family Residential, Medium Density Residential, High Density Residential, Community Commercial, Mixed-Use, & Open Space	R-2 (One & Two Family Residential District) and R-4 (ROW Dwelling & Townhome Dwelling District)
North	Vacant - Undeveloped	Single Family Residential, Medium Density Residential, & Open Space	A-1 (Agricultural District)
South	Vacant – Undeveloped	Institutional, Mixed-Use, Medium Density Residential, & Single-Family Residential	Dallas County
East	Vacant – undeveloped & Autumn Valley Neighborhood	Single Family Residential, Medium Density Residential, High Density Residential, Community Commercial, Mixed-Use, & Open Space	R-3 (Multi-Family Residential District), & R-4 (Row Dwelling & Townhome District)
West	Vacant - Undeveloped	Single Family Residential & Open Space	A-1 (Agricultural District)

**HISTORY**

The subject property was recently part of a larger rezoning of approximately 133-acres. The rezoning request was to rezone portions of the property to R-2, R-3, R-4, and C-1. The rezoning included the 82.22-acre area that is the subject of this preliminary plat application for single-family and townhome development.

**PROJECT DESCRIPTION**

**LOTS**

The preliminary plat identifies a total of 168 lots that are intended for single family residential development and two lots that are intended for townhome development. All lots meet or exceed the minimum requirements of the R-2 and R-4 zoning districts. Tables 1 & 2 below identify the minimum requirements of the R-2 and R-4 Districts.

Outlot Z shown on the preliminary plat is intended to be utilized for stormwater detention. Outlot Z will be owned and maintained by the homeowners association. Outlot T shown on the preliminary plat is intended to be utilized for parkland, and also maintained by the HOA. Outlots V and U are intended to be dedicated to the City of Waukee for parkland.

**Table 1: R-2 Zoning District Bulk Regulations**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet
<b>Lot Width</b>	65 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

**Table 2: R-4 Zoning District Bulk Regulations**

Category	Standard R-4 (minimum)
<b>Lot Area</b>	3,500-square feet per unit
<b>Lot Width</b>	20-feet per unit. 75-feet overall
<b>Front Yard Setback</b>	30-feet
<b>Rear Yard Setback</b>	30-feet for dwellings. 40-feet for other permitted uses
<b>Side Yard Setback</b>	Total of 12-feet for single-unit townhomes. Total of 15-feet; one side may be reduced to not less than 7-feet. 15-feet for any other principal building.

**STREETS AND TRAIL**

The preliminary plat identifies extensions of new and existing streets, including 11<sup>th</sup> Street and 17<sup>th</sup> Street. Additionally, University Avenue will receive an HMA asphalt overlay as part of the public improvements.

A 10-foot trail is planned as part of this portion of the development. One location is along the north side of University Avenue south of the townhome parcels and the second is on the west side of 17<sup>th</sup> Street from University Avenue to the plat boundary to the north. Five-foot-wide sidewalks will be installed as each lot is developed.

**UTILITIES**

Utilities will be extended to service the proposed plat as part of future public improvements. Sanitary sewer will be provided via an existing trunk sewer to the east. Water main will be connected to the existing water main located on the north side of University Avenue. Stormwater detention will be provided on-site within the basin shown on Outlot Z.

**PARKLAND DEDICATION**

Parkland dedication requirements will apply to the project because of its residential nature. The preliminary plat identifies Outlots U and V as areas to be dedicated to the City of Waukee for parkland dedication. Outlot U is 3.50-acres in area and Outlot V is 1.44-acres in area.

**EASEMENTS**

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated on the lots that are adjacent to University Avenue and 17<sup>th</sup> Street and surrounding the Townhome parcels.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary 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 subject to remaining staff comments.