



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Crossing Plat 2 Outlot W- Preliminary Plat

PREPARED BY: Bill Mettee –Planner

REPORT DATE: February 4, 2022

MEETING DATE: February 8, 2022

GENERAL INFORMATION

Applicant:

Hubbell Realty Company

Owner:

Waukee Crossing, LLC

Owner's Representative:

Emily Harding P.E., Civil Design Advantage

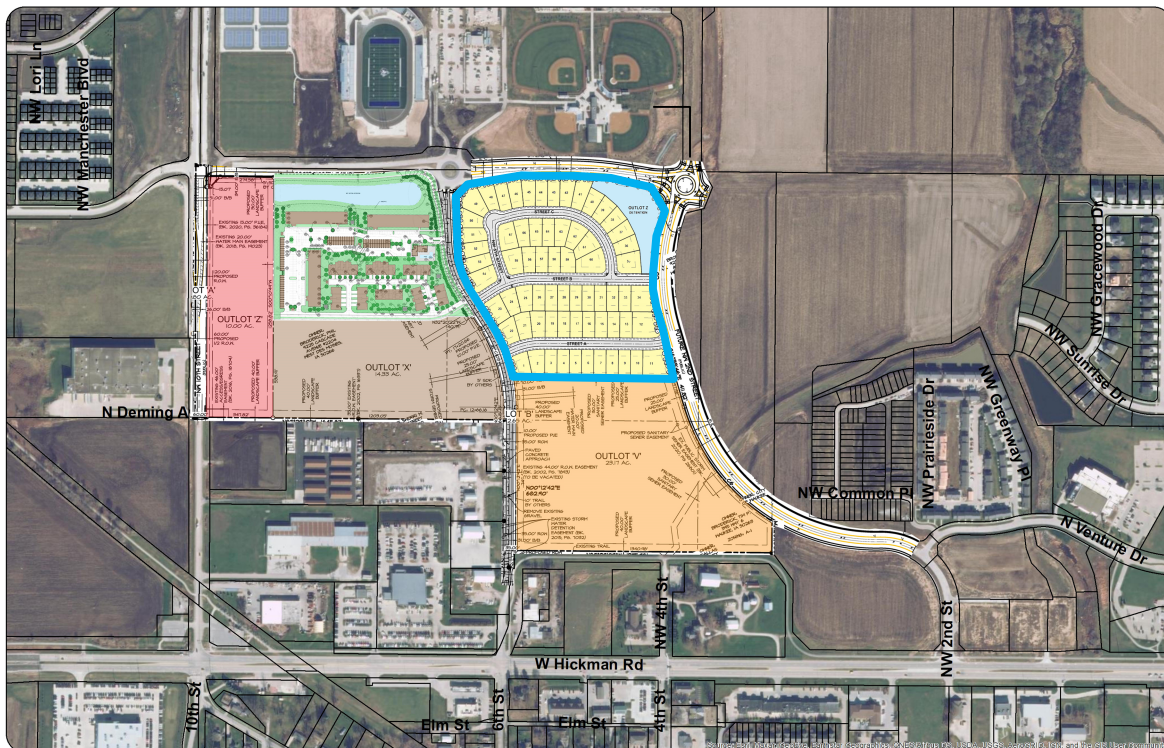
Request:

The applicant is requesting approval of a preliminary plat for a single-family residential subdivision.

Location and Size:

Property is generally located south of NW Sunrise Drive and west of NW 2nd Street, containing approximately 22-acres.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)
North	Waukee Northwest High School	Institutional	A-1 (Agricultural District)
South	Vacant - Undeveloped	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
East	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant - Undeveloped	Medium Density Residential	R-3 (Multi-Family Residential District)

HISTORY

The Planning and Zoning Commission reviewed and recommended approval of the rezoning for the subject property at their meeting on June 8, 2021. The City Council approved the rezoning at their meeting on July 19, 2021. The Planning and Commission then reviewed the Preliminary and Final Plats for Waukee Crossing Plat 2 at their July 19, 2021 meeting and recommended approval to City Council, who approved the resolutions at their August 30, 2021 meeting.

PROJECT DESCRIPTION

LOTS

The plat identifies a total of sixty-seven (67) single-family lots and one (1) outlot. Outlot Z is intended to be used for detention and is approximately 1.75 acres in area. The single-family lots range in size from 8,450-square feet to 20,994-square feet. All lots meet or exceed standard R-2 zoning requirements. Table 1 summarizes the requirements of the R-2 zoning district.

Table 1: R-2 requirements.

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

STREETS AND TRAILS

NW 6th Street is currently under construction and shown to be extending north to connect to NW Sunrise Drive. Three local streets will provide access within the development. These streets will be named during the Final Plat phase of the project. A 10-foot-wide trail will be installed along the east side of NW 6th Street and 5-foot sidewalks will be installed along the south side of NW Sunrise Drive and within the development as a part of individual lot development. There is an existing 10-foot trail along the west side of NW 2nd Street.

UTILITIES

Public utilities will serve the proposed plat. Extensions will be made from the existing area mains.

EASEMENTS

All proposed easements have been indicated on the plat. Landscape buffer easements have been recorded and exist along the north, east and west sides of Waukee Crossing Plat 2 Outlot W

PARKLAND DEDCIATION

Based upon the number of lots shown, a total of 1.31 acres of parkland is required to be dedicated to the City. The applicant has proposed a fee in lieu of dedication of parkland.

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 for Waukee Crossing Plat 2 Outlot W subject to remaining staff comments.