



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Indi Run Plat 4 – Preliminary Plat

**PREPARED BY:** Andy Kass AICP, Community Development Director

**REPORT DATE:** March 25, 2022

**MEETING DATE:** March 29, 2022

### GENERAL INFORMATION

**Applicant:** Solid Ground, LLC

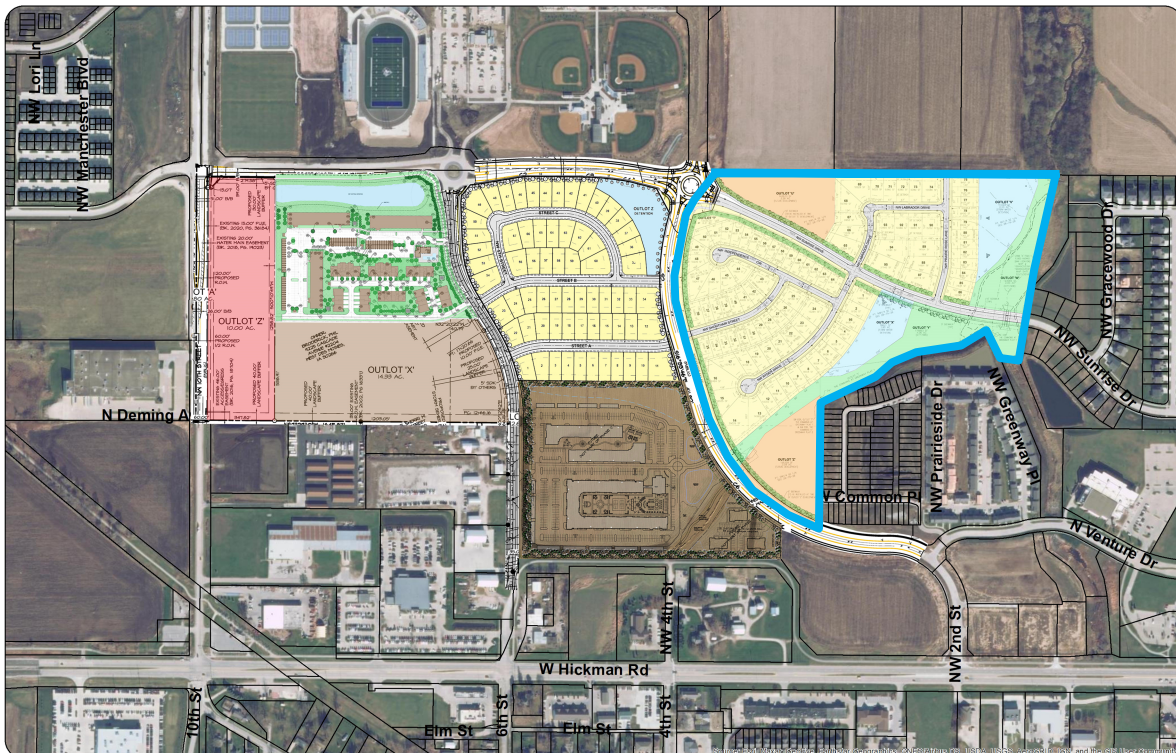
**Owner:** Phillip E Broderick, LLC & Charlotte R Broderick, LLC

**Owner's Representative:** Doug Mandernach – Civil Design Advantage

**Request:** The applicant is requesting approval of a preliminary plat for a single-family and medium density residential subdivision.

**Location and Size:** Property is generally located north of Hickman Road and east of NW 2<sup>nd</sup> Street, containing approximately 48.54-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 / Medium Density Residential / Open Space	*R-2 (One & Two Family Residential) / R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay) & R-4 (Row Dwelling & Townhome District)  *Rezoning in process
North	Prairie Rose	Single Family Residential	R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay) & R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Medium Density Residential	R-4 (Row Dwelling & Townhome District)
East	Commons at Greenway & Indi Run Plats 1 – 3	Single Family Residential / Medium Density Residential	R-2 (One & Two Family Residential) & R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
West	Waukee Crossing Plat 2	Single Family Residential / Medium Density Residential	R-2 (One & Two Family Residential) & R-4 (Row Dwelling & Townhome District)

## HISTORY

The Planning & Zoning Commission recently reviewed a rezoning request for approximately 16.5-acres of the subject property to allow for small lot single-family development and for townhome development. The Commission recommended approval of the request and the City Council has considered and approved the request twice. Staff anticipates that the third and final reading of the rezoning will be approved at the City Council meeting on April 4, 2022.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat shows 83 single family lots and 12 two-family (duplex) lots. Lots 1 – 24 and 65 – 95 are zoned R-2. Lots 25 – 64 are the areas subject to the proposed Planned Development for small lot development. All proposed lots meet or exceed the minimum requirements of their respective zoning district. Tables 1 and 2 below summarize the requirements.

**Table 1: Standard R-2 requirements.**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet or 10,000 square feet for two-family
<b>Lot Width</b>	65 feet or 80 feet for two-family
<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-2/PD-I requirements.**

Category	R-2/PD-I (minimum)
<b>Lot Area</b>	6,000 square feet per
<b>Lot Width</b>	50 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	10 feet (total)

Lots 25 – 64 will be required to meet the following provisions when developed.

- Minimum two car garage;
- Minimum of 1,100 square feet for a single story home and 1,400 square feet for a two story home;
- Adjacent lots cannot share the same building elevation;
- Minimum of 25% stone, brick, or stucco on the front of the home facing the public street;
- Vinyl siding is prohibited; and
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

Outlots U and Z are the two areas requested to be rezoned to R-4 (Row Dwelling & Townhome District). Outlot U is 3.28-acres in area and Outlot Z is 3.95-acres in area. Development of these outlots will require further platting and site plan approvals.

**STREETS AND TRAIL**

Multiple public street extensions are shown as part of this development. NW Sunrise Drive would be extended from the east and connect to the roundabout at the intersection with NW 2<sup>nd</sup> Street. It is anticipated that a 10-foot trail will be installed along the north side of NW Sunrise Drive.

**UTILITIES**

Public sanitary sewer and water main will serve the proposed development. Stormwater detention is shown to be provided within Outlots T, V, and X. The homeowner’s association will own and maintain Outlots T, V, and X.

**EASEMENTS**

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements will be required along all lots that abut NW Sunrise Drive and NW 2<sup>nd</sup> Street. In addition, buffering will be required along Outlots U and Z where adjacent to R-2 zoning and public streets.

**PARKLAND DEDICATION**

Parkland dedication requirements will apply to this development because of its residential nature. The required amount of parkland is 1.79-acres for the proposed lots. Development of Outlots U and Z will be responsible for dedication of parkland when they develop. Outlots Y and W are shown as parkland and combined they total 6.89-acres.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary plat is in general conformance with the Subdivision Ordinance, the Planned Development, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat for Indi Run Plat 4 subject to remaining staff comments.