



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Autumn Valley Plat 2 – Final Plat

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

**REPORT DATE:** May 6, 2022

**MEETING DATE:** May 10, 2022

### GENERAL INFORMATION

**Applicant:**

DR Horton

**Owner:**

Forestar Real Estate Group

**Owner's Representative:**

Branden Stubbs – Stubbs Engineering

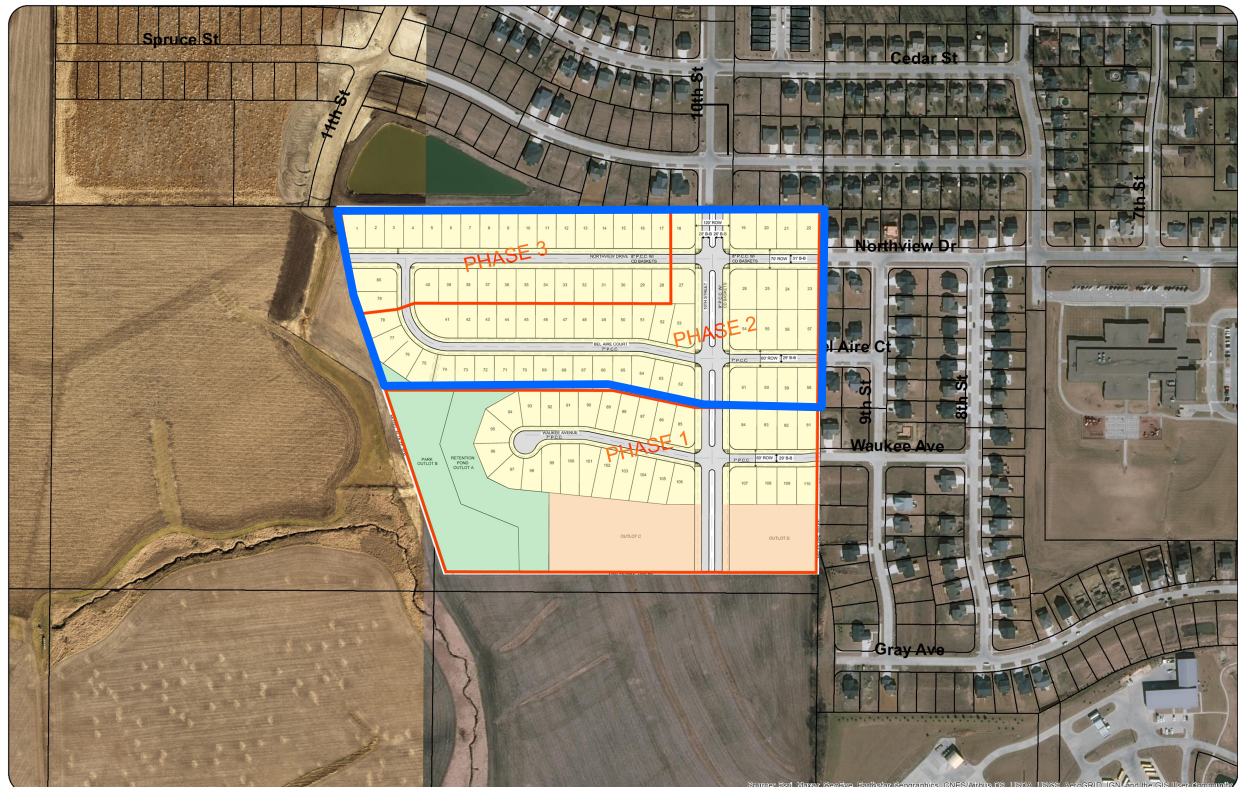
**Request:**

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

**Location and Size:**

Property is generally located south of Spruce Street and west of 9<sup>th</sup> Street containing approximately 23.38 acres more or less.

### 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 Property	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District)
North	Spring Crest Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
South	Vacant – Undeveloped	Community Commercial & High Density Residential	A-1 (Agricultural District)
East	Clayton Estates Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant - Undeveloped	Single Family Residential	A-1 (Agricultural District)

## PROJECT DESCRIPTION

### LOTS

The final plat identifies 80 lots for single family residential development. All proposed single family lots are zoned R-2 and comply with the minimum requirements of the R-2 zoning district. Table 1 below summarizes the requirements of the R-2 district.

**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)

Outlot A is to be dedicated to the City of Waukee to satisfy parkland dedication requirements.

### STREETS AND TRAIL

The applicant has made extensions of Northview Drive, Bel Aire Court, and 10<sup>th</sup> Street access to provide access to the individual lots.

A 10-foot wide trail will be constructed along the west side of 10<sup>th</sup> Street as each lot develops. A trail will also be installed along the north side of Northview Drive as each lot develops. Five-foot wide sidewalks will be constructed in all other areas as the lots develop.

**UTILITIES**

The applicant has completed utility extensions for the plat. Each lot will be serviced by public sanitary sewer and water. Stormwater detention will be accommodated in the pond that was constructed with Autumn Valley Plat 1.

**EASEMENTS**

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated on the lots that are adjacent to 10<sup>th</sup> Street.

**PARKLAND DEDCIATION**

Outlot A will be dedicated to the City of Waukee to complete the parkland dedication requirements for the Autumn Valley development.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance and the final plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the final plat for Autumn Valley Plat 2 subject to remaining staff comments and completion of the public improvements.