



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Alder Point – Preliminary Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: May 6, 2022

MEETING DATE: May 10, 2022

GENERAL INFORMATION

Owner/Applicant:

HRC Alder Point, LLC

Owner's Representative:

Emily Harding, P.E. with Civil Design Advantage, LLC

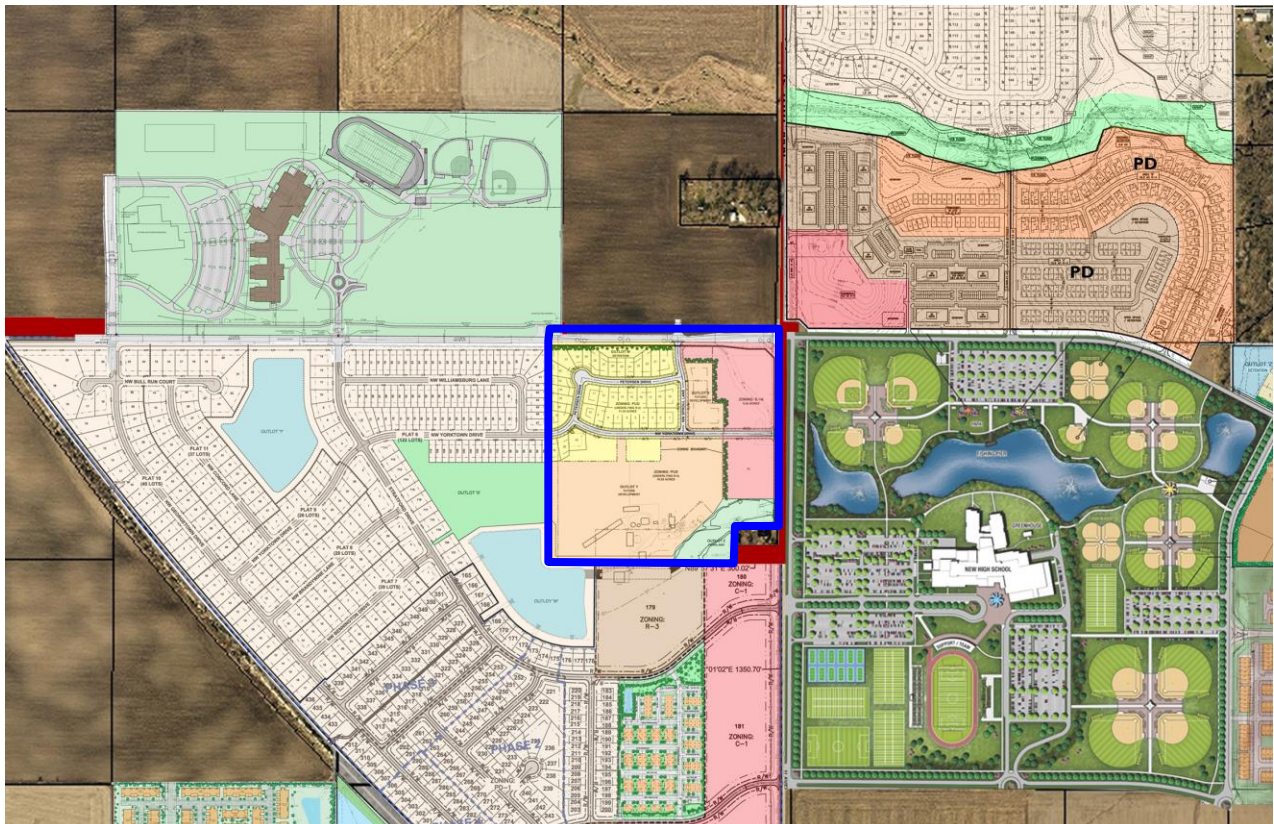
Request:

The applicant is requesting approval of a preliminary plat for a subdivision consisting of single-family residential, townhome residential and neighborhood commercial development.

Location and Size:

Property is generally located south of NW Douglas Parkway and west of NW 10th Street, containing approximately 36.62-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 District) / PD-1 (Planned Development Overlay), R-4 (Row Dwelling and Townhome District) / PD-1 (Planned Development Overlay), & C-1A (Neighborhood Commercial District)
North	Vacant – Undeveloped	Single-Family Residential	A-1 (Agricultural District)
South	Single-Family Residential / Multi-Family Townhome Residential	Medium-Density Residential / Open Space	R-2 (One & Two Family Residential District), R-3 (Multi-Family Residential District), & C-1 (Community & Highway Service Commercial District)
East	Northwest High School / City Park (Triumph Park)	Institutional	A-1 (Agricultural District)
West	Single-Family Residential	Single-Family Residential	R-2 (One & Two Family Residential District) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property was rezoned from A-1 to R-2/PD-1, R-4/PD-1, and C-1A in November 2021. There is an existing cell tower on the site that the applicant is proposing a separate lot be platted for (Lot 40) in order to contain the cell tower as it is uncertain how long that cell tower will remain in that location.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 40 lots that are intended for single-family residential development. The lots range in size from 6,000 square feet to 14,120 square feet. All proposed lots meet or exceed the minimum lot width of 50-feet per the Planned Development Agreement.

In addition to the proposed single-family lots, the preliminary plat identifies two (2) lots that are intended for neighborhood commercial development along NW 10th Street, two (2) outlots (Outlot X and Outlot Y) for future townhome development, and Outlot Z for parkland.

Tables 1 – 3 below summarize the bulk regulations for each of the zoning districts.

Table 1: R-2/PD-I requirements

Category	R-2/PD-I (minimum)
Lot Area	5,500 square feet
Lot Width	50 feet
Front Yard Setback	30 feet
Rear Yard Setback	25 feet
Side Yard Setback	10 feet (total)

Table 2: R-4/PD-I requirements

Category	R-4/PD-I (minimum)
Lot Area	3,500 square feet per unit
Lot Width	20 feet
Front Yard Setback	30-feet along public street / 25 feet along private street
Rear Yard Setback	30 feet
Side Yard Setback	12 feet

Table 3: Standard C-1A bulk regulations

Category	Standard C-1A (minimum)
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	30 feet when adjacent to a residential district

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width, area, and depth. In addition to the relaxed bulk regulations, the Planned Development Agreement requires the following provisions for the PD areas:

R-2/PD-I

- 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 15% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (0.042-inch thickness)
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

R-4/PD-I

- Minimum two car garage;
- Adjacent lots cannot share the same building elevation;
- Minimum of 20% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (0.042-inch thickness)
- Attached and detached townhomes are allowed.
- Landscape buffer is not required for townhome units that front a public street or are across the street from a single-family lot.

STREETS AND TRAIL

A number of public streets will be provided as part of this development. NW Yorktown Drive will extend from NW 10th Street and connect to the existing NW Yorktown Drive to the west. Two new streets, NW Petersen Drive and NW Sproul Lane will provide access throughout the proposed development. Five-foot wide sidewalks will be provided along all sides of the streets with individual lot development.

UTILITIES

Public utilities will serve the proposed lots. Water and sanitary connections will be provided from existing mains located along NW 10th Street. Storm sewer connections will be provided from existing mains located along both NW Douglas Parkway and NW 10th Street.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated along all single-family lots abutting NW Douglas Parkway and along the western boundary of the commercial lots to provide a buffer between the different zoning districts.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 2.3-acres. The Greenbelt area shown on the south side of the property (Outlot Z) is shown to be 3.59-acres in area. The applicant proposes to dedicate this area to the City for parkland. An existing pedestrian underpass was installed as part of the improvements to NW 10th Street. The intent of the City would be to install a trail through this greenbelt and connect to the underpass. Further trail extensions will occur to the west and into the parkland located within Stratford Crossing.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential, Medium Density Residential, and Open Space in the Imagine Waukee 2040: Comprehensive Plan. The comprehensive plan defines the referenced land use classifications as follows:

- Single Family Residential is defined as traditional forms of single-family housing with lot sizes ranging from 8,000 square feet to 0.50-acres in area with an average density of 2 to 4 units per acre.
- Medium Density Residential is defined as a variety of attached side-by-side townhome and row home products with densities ranging from 4 to 12 units per acre.
- Open Space is defined as areas intended for park development or open space conservation.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development, 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 for Alder Point subject to remaining staff comments.