



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Fox Creek Meadows – Preliminary Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: June 24, 2022

MEETING DATE: June 28, 2022

GENERAL INFORMATION

Owner/Applicant:

Fox Creek Meadows, LLC

Owner's Representative:

Jared Murray, P.E. with Civil Design Advantage, LLC

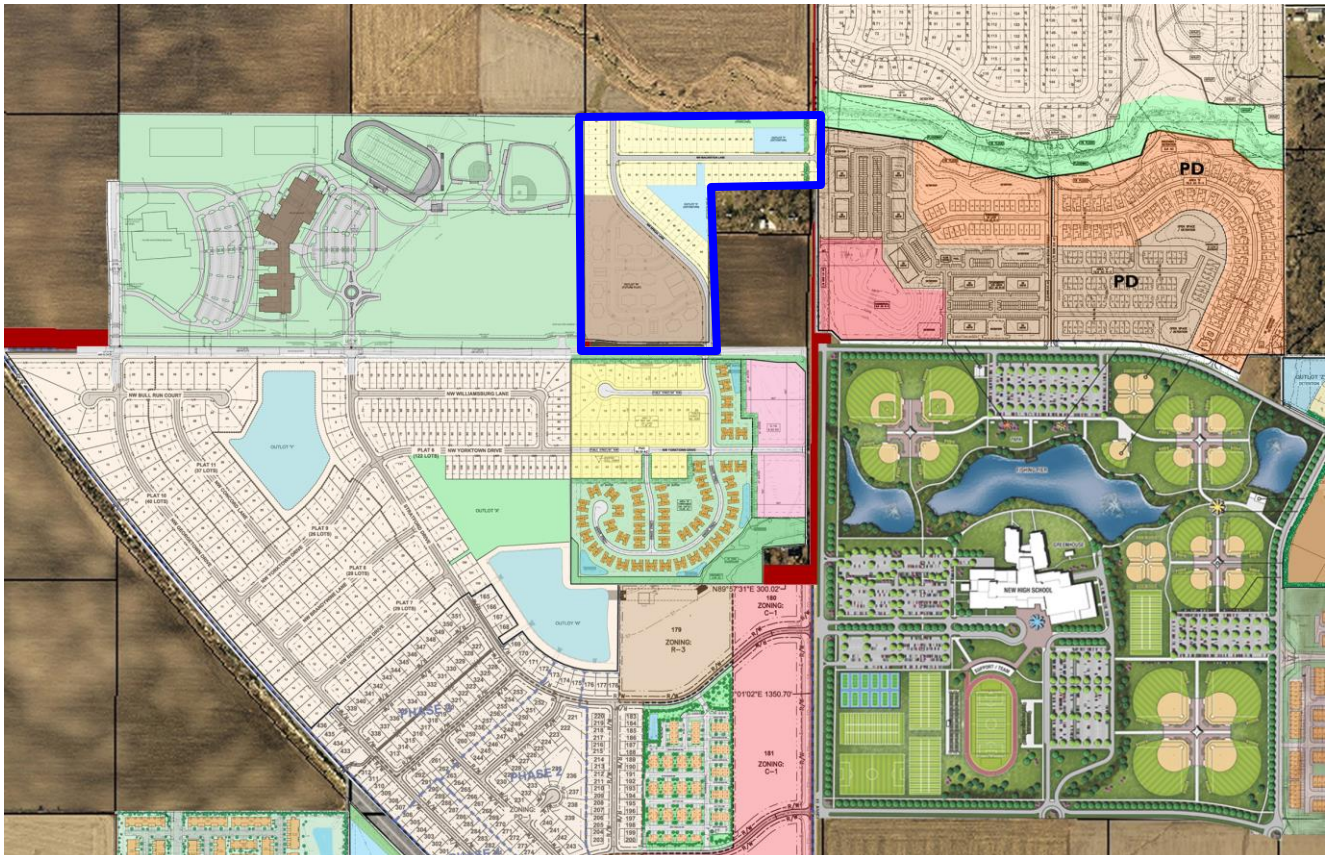
Request:

The applicant is requesting approval of a preliminary plat for a subdivision consisting of duplex residential and multi-family residential.

Location and Size:

Property is generally located north of NW Douglas Parkway and west of NW 10th Street, containing approximately 25.63-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	A-1 (Agricultural District)
North	Vacant – Undeveloped	Single-Family Residential / Open Space	A-1 (Agricultural District)
South	Vacant – Undeveloped	Single-Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay), R-4 (Row Dwelling & Townhome Dwelling District) / PD-1 (Planned Development Overlay), & C-1A (Neighborhood Commercial District)
East	Vacant – Undeveloped	Neighborhood Commercial / Single-Family Residential	C-1 (Community and Highway Service Commercial District) & R-3 (Multi-Family Residential District)
West	Currently Under Construction – Waukee Middle Schools	Single-Family Residential	A-1 (Agricultural District)

HISTORY

The subject property is currently under the process of being rezoned from A-1 to R-2 and R-3. The third and final reading is planned for the July 5, 2022 City Council meeting date.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 64 lots that are intended for duplex residential development. The lots range in size from 5,000 square feet to 13,690 square feet.

In addition to the proposed duplex lots, the preliminary plat identifies an outlot (Outlot W) for future multi-family development, two outlots (Outlots X and Y) for stormwater detention, and an outlot (Outlot Z) for parkland. A 25-ft landscape buffer will be provided along the east side of the development to provide screening from NW 10th Street.

Tables 1 and 2 below summarize the bulk regulations for each of the zoning districts.

Table 1: Standard R-2 requirements.

Category	R-2 (minimum) (for each two-family dwelling)
Lot Area	10,000 square feet
Lot Width	80 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet (total)

Table 2: Standard R-3 requirements.

Category	Standard R-3 (minimum)
Lot Width	75 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet (Dwelling) 40 feet (Other Principal Permitted Uses)
Side Yard Setback	15 feet (total)
Maximum Height	3 Stories or 45 feet

STREETS AND TRAIL

Two public streets will be provided as part of this development. NW MacArthur Lane will extend from NW 10th Street and will run east/west. NW Sproul Lane will run north/south and provide a connection to NW Douglas Parkway. A ten-foot wide trail will be provided along the west side of NW Sproul Lane with individual lot development. Five-foot wide sidewalks will be provided along all other sides of the streets with individual lot development.

UTILITIES

Public utilities will serve the proposed lots. An extension will be provided from the existing water main located along NW Douglas Parkway. Sanitary sewer will be extended to serve this plat from the main to the north. Stormwater detention will be provided within two outlots located within the plat.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated along the lots adjacent to NW 10th Street.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 3.53-acres. The applicant intends to provide 0.88 acres of parkland along the north side of the development within the floodplain (Outlot Z) and the remaining parkland required will be provided with a fee in lieu of.

COMPREHENSIVE PLAN

The Imagine Waukeee 2040: Comprehensive Plan identifies the subject property as Single Family Residential. 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. The proposed density of the duplex lots within the proposed R-2 zoning district are approximately 4 units per acre.

Although the proposed rezoning to R-3, Multi-Family Residential, is not consistent with the Comprehensive Plan, staff is comfortable with the proposal as the proposed densities will be consistent with surrounding land uses. With the schools nearby, it will provide a variety of housing options for the area.

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 for Fox Creek Meadows subject to remaining staff comments.