



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Rose Plat 4 – Final Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: July 8, 2022

MEETING DATE: July 12, 2022

GENERAL INFORMATION

Owner/Applicant:

Prairie Rose Waukee, LLC

Owner's Representative:

Erin Ollendike, P.E., Civil Design Advantage, LLC

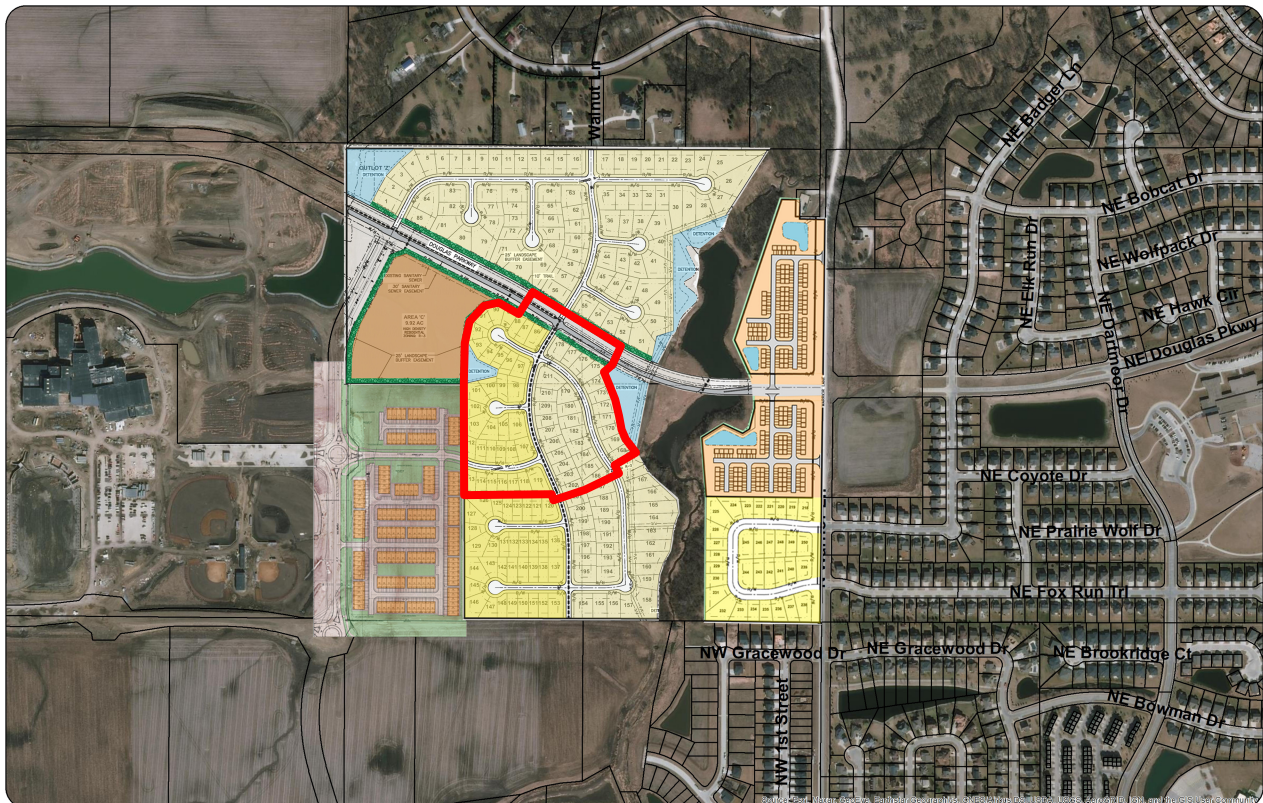
Request:

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

Location and Size:

Property is generally located south of NW Douglas Parkway and east of NW 2nd Street containing approximately 20.75-acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential	R-2 (One and Two Family Residential) & R-2 (One and Two-Family Residential District) / PD-1 (Planned Development Overlay)
North	Prairie Rose Development	Single Family Residential	R-2 (One and Two Family Residential District)
South	Vacant - Undeveloped	Single Family Residential	R-2 (One and Two Family Residential) & R-2 (One and Two-Family Residential District) / PD-1 (Planned Development Overlay)
East	Vacant - Undeveloped	Single Family Residential	R-4 (Tow Dwelling and Townhome Residential District)
West	Spring Crest Townhomes	Single Family Residential	R-4 (Row Dwelling and Townhome District) and R-3 (Multi-Family Residential District)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 52 lots for single family residential development. The lots range in size from 7,164 square feet to 15,589 square feet. All lots meet or exceed the respective bulk regulations for the zoning district that they are located within. Tables 1 and 2 below summarize the minimum requirements for the lots within the plat. The lots zoned R-2/PD-1 are subject to the following requirements of the Planned Development when they are 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;
- 15% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (4-inch Royal Crest Double traditional profile, trim elements to be at least 3.5-inch wide, and the requirement to incorporate decorative materials onto front facades)
- Two (2) trees and two (2) shrubs planted on each lot.

Table 1: Bulk Regulations applicable to the R-2 zoning district.

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

Table 2: Bulk Regulations applicable to the R-2 / PD-1 zoning district.

Category	R-2 / PD-1 (minimum)
Lot Area	6,000 SF
Lot Width	55 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet total; 5-foot minimum per side

STREETS AND TRAILS

An extension of six (6) public streets are included as part of this plat. A 10-foot trail will be installed along the north and south sides of NW Douglas Parkway and five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

UTILITIES

All utilities have been extended throughout the plat, including sanitary and storm sewer. Stormwater detention will be accommodated in a drainage detention area shown as Outlot “Z” on the Final Plat. The pond will be owned and maintained by an association.

PARKLAND

Parkland dedication was satisfied with the Preliminary Plat for Phase II for Prairie Rose. The 11.29-acres shown in Outlots W and X on the Prairie Rose Phase II Preliminary plat have been identified for use as parkland for the Prairie Rose development.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Prairie Rose Plat 4 subject to remaining staff comments, review of the legal documents, and completion of public improvements.