



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Waukee Crossing Plat 3 - Final Plat

**PREPARED BY:** Bill Mettee –Planner

**REPORT DATE:** October 7, 2022

**MEETING DATE:** October 11, 2022

### GENERAL INFORMATION

**Applicant:**

Hubbell Realty Company

**Owner:**

HRC Waukee Crossing, LLC

**Owner's Representative:**

Emily Harding P.E., Civil Design Advantage

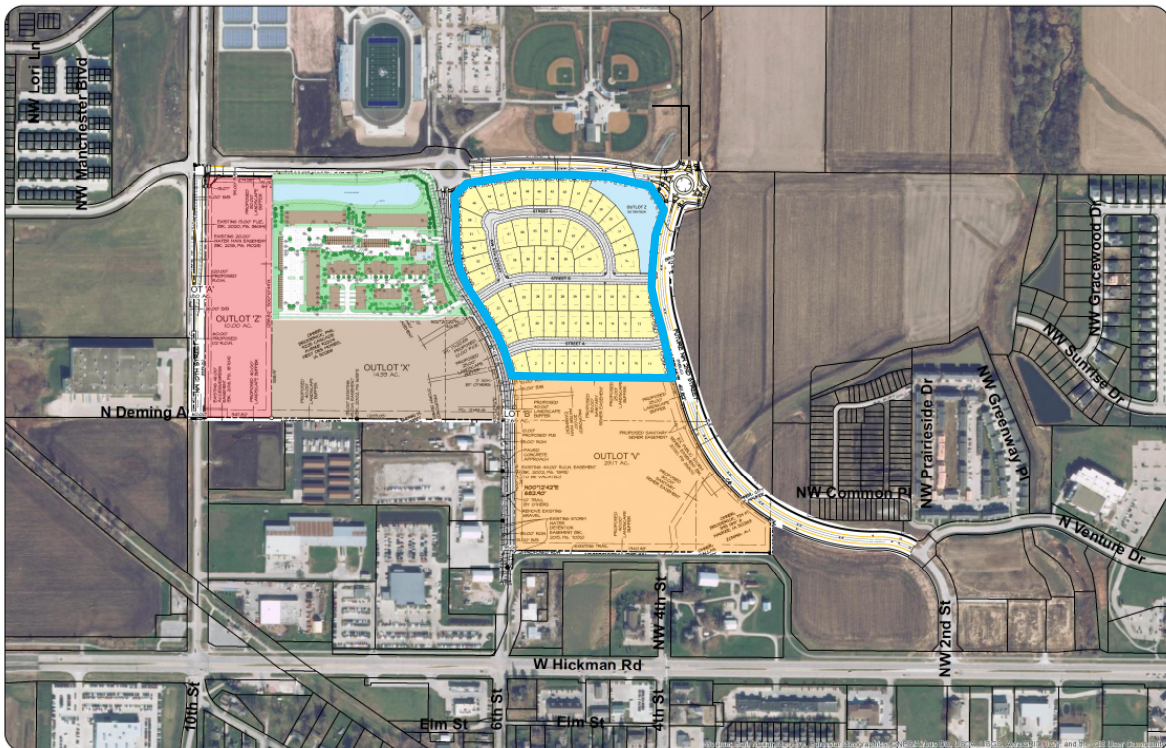
**Request:**

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 Sunrise Drive and west of NW 2<sup>nd</sup> Street, containing approximately 22-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	R-2 (One & Two-Family Residential District)
North	Waukee Northwest High School	Institutional	A-1 (Agricultural District)
South	Vacant - Undeveloped	Medium Density Residential	R-3 / PD-1 (Multi-Family Residential District) (Planned Development Overlay)
East	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two-Family Residential District)
West	Vacant – Undeveloped	Medium Density Residential	R-3 (Multi-Family Residential District)

**HISTORY**

The Planning and Zoning Commission reviewed and recommended approval of the preliminary plat for the subject property at their February 8, 2022 meeting.

**PROJECT DESCRIPTION**

**LOTS**

The plat identifies a total of sixty-seven (67) single-family lots and one (1) outlot. Outlot Z is intended to be used for detention and is approximately 1.75 acres in area. The single-family lots range in size from 8,450-square feet to 20,994-square feet. All lots meet or exceed standard R-2 zoning requirements. Table I summarizes the requirements of the R-2 zoning district.

**Table I: R-2 requirements.**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet per
<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)

**STREETS AND TRAILS**

Three local streets will provide access within the development (NW Mosaic Avenue, NW Atlas Lane and NW Compass Avenue). A 10-foot-wide trail will be installed along the east side of NW 6<sup>th</sup> Street and 5-foot sidewalks will be installed along the south side of NW Sunrise Drive and within the development as a part of individual lot development. There is an existing 10-foot trail along the west side of NW 2<sup>nd</sup> Street.

**UTILITIES**

Public utilities exist in the immediate vicinity and will serve the proposed plat. Extensions will be made from the existing area mains.

**EASEMENTS**

All proposed easements have been indicated on the plat. Landscape Buffer Easements have been recorded and exist along the north, east and west sides of the plat boundaries.

**PARKLAND DEDCIATION**

Based upon the number of lots shown, a total of 1.31 acres of parkland is required to be dedicated to the City. The applicant has proposed a fee in lieu of dedication of parkland.

**STAFF RECOMMENDATION**

The proposed final 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 final plat for Waukee Crossing Plat 3 subject to remaining staff comments, review of the legal documents and completion of public improvements.