



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Prairie Rose Plat 6 – Final Plat

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** October 7, 2022

**MEETING DATE:** October 11, 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 north of NW Douglas Parkway and west of N Warrior Lane containing approximately 25.57-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 District)
North	Sahu Acres	Single Family Residential	AR (Single-Family Acreage District)
South	Prairie Rose Plat 4	Single Family Residential	R-2 (One and Two-Family Residential District)
East	Vacant - Undeveloped	Single Family Residential / Wetland	R-4 (Tow Dwelling and Townhome Residential District)
West	Prairie Rose Plat 3	Single Family Residential	R-2 (One and Two-Family Residential District)

**PROJECT DESCRIPTION**

**LOTS**

The final plat indicates a total of 48 lots for single family residential development. The lots range in size from 10,500 square feet to 22,466 square feet. All lots meet or exceed the respective bulk regulations for the zoning district that they are located within. Tables 1 below summarize the minimum requirements for the lots within the plat.

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

Category	R-2 (minimum)
<b>Lot Area</b>	8,000 SF
<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**

An extension of four (4) public streets are included as part of this plat (NW Woodmoor Drive, NW Montego Court, NW Copperleaf Court and NW Prairie Rose Lane). 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 Prairie Rose plats, and will be extended to service Prairie Rose Plat 6. 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 6 subject to remaining staff comments, review of the legal documents, and completion of public improvements.