



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Prairie Village Plat 1 – Final Plat

**PREPARED BY:** Bill Mettee, Planner

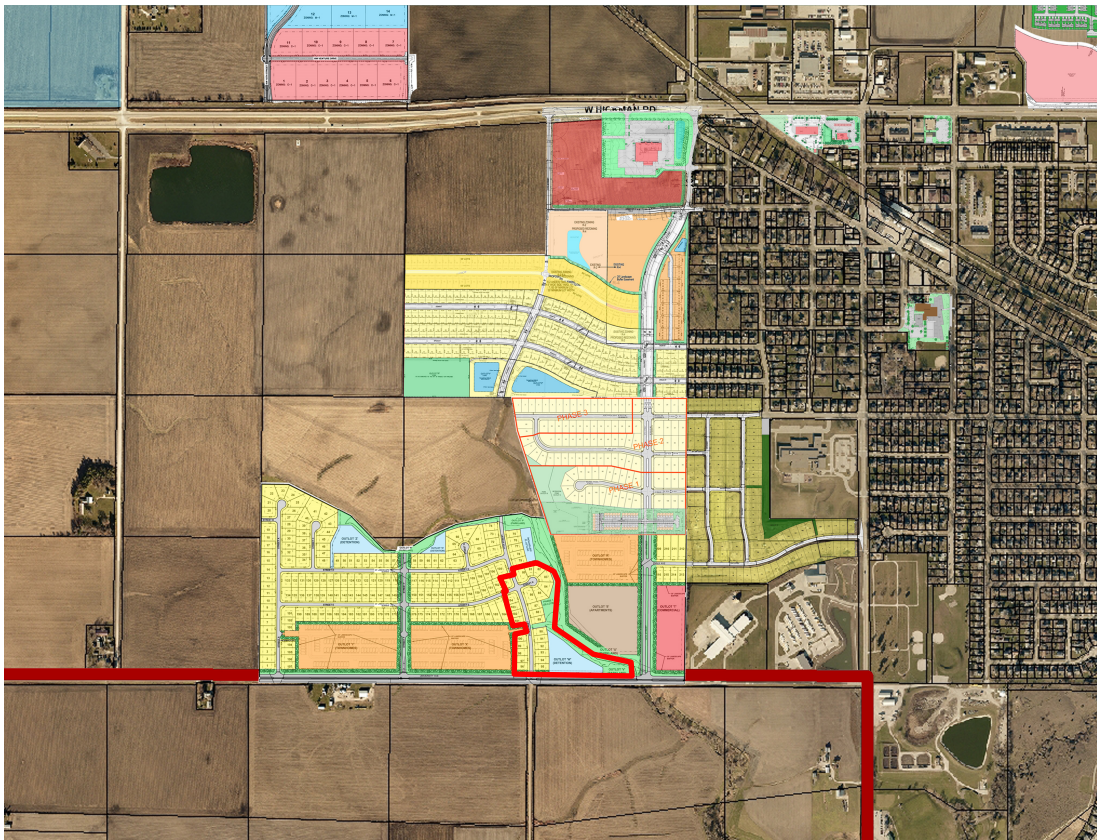
**REPORT DATE:** November 4, 2022

**MEETING DATE:** November 8, 2022

### GENERAL INFORMATION

<b>Applicant:</b>	Prairie Village of Iowa, LLC
<b>Owner:</b>	Prairie Village of Iowa, LLC
<b>Owner's Representative:</b>	Jared Murray, P.E. with Civil Design Advantage
<b>Request:</b>	The applicant is requesting approval of a final plat for a single-family residential subdivision.
<b>Location and Size:</b>	Property is generally located west of 6 <sup>th</sup> Street and north of University Avenue, containing 14.90-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, Medium Density Residential, High Density Residential, Community Commercial, Mixed-Use, & Open Space	R-2 (One & Two Family Residential)
North	Vacant – Undeveloped & Autumn Valley Neighborhood	Single Family Residential, Medium Density Residential, & Open Space	R-2 (One & Two Family Residential)
South	Vacant - Undeveloped	Institutional, Mixed-Use, Medium Density Residential, & Single-Family Residential	Dallas County
East	Vacant - Undeveloped	Single Family Residential, Medium Density Residential, High Density Residential, Community Commercial, Mixed-Use, & Open Space	R-2 (One & Two Family Residential District), R-3 (Multi-Family Residential District), & R-4 (Row Dwelling & Townhome District)
West	Vacant – Undeveloped	Single Family Residential & Open Space	R-2 (One & Two Family Residential) & R-4 (Row Dwelling & Townhome Dwelling District)

### HISTORY

The subject property was rezoned in the Summer of 2021 and a preliminary plat was approved in Fall 2021 for the overall Prairie Village development.

### PROJECT DESCRIPTION

#### LOTS

The final plat identifies a total of 26 lots that are intended for single family residential development. All lots are zoned R-2 and comply with the minimum requirements of the R-2 zoning district. Table I below summarizes the requirements of the R-2 district.

Outlot Z shown on the preliminary plat is intended to be utilized for stormwater detention. Outlot Z will be owned and maintained by the homeowners association. Outlot Y is intended to be dedicated to the City of Waukee for parkland.

**Table 1: R-2 Zoning District Bulk Regulations**

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

The plat improvements include an extension of 11<sup>th</sup> Street and Prairie Village Drive. These two streets will provide access to all 26 proposed lots.

No trails are planned as part of this portion of the development. Five-foot-wide sidewalks will be installed as each lot is developed.

**UTILITIES**

Utilities will be extended to service the proposed plat as part of future public improvements. Sanitary sewer will be provided via an existing trunk sewer to the east. Water main will be connected to the existing water main located on the north side of University Avenue. Stormwater detention will be provided on-site within the basin shown on Outlot Z.

**EASEMENTS**

All proposed easements have been indicated on the final plat. Landscape buffer easements have been indicated on the lots that are adjacent to University Avenue.

**PARKLAND**

Parkland dedication requirements will apply to the project because of its residential nature. The preliminary plat identifies Outlot Y as an area to be dedicated to the City of Waukee for parkland dedication. Outlot Y is 2.30-acres in area and exceeds the required amount of 0.51-acres. The City's intent for Outlot Y would be to preserve the floodway and greenbelt corridor.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the 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 Prairie Village Plat I subject to remaining staff comments, completion of public improvements and review of the legal documents.