

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single Family Residential / Medium Density Residential / Open Space	R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay) & R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Medium Density Residential	R-2 (One & Two Family Residential) & R-4 (Row Dwelling & Townhome District)
East	Vacant – Undeveloped	Single Family Residential / Medium Density Residential	R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
West	Waukee Crossing Plat 3	Single Family Residential / Medium Density Residential	R-2 (One & Two Family Residential)

HISTORY

The subject property is located north of Hickman Road and east of NW 2nd Street. The developer rezoned the property in early 2022 and a preliminary plat was reviewed and approved earlier this year.

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 16 lots for single family residential development. The lots range in size from 6,250 square feet to 10,994 square feet. All lots meet or exceed the minimum requirements of the R-2/PD-1 district. Table 1 below summarizes the minimum requirements for the lots within the plat.

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

Category	R-2/PD-1 (minimum)
Lot Area	6,000 square feet per
Lot Width	50 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet (total)

STREETS AND TRAILS

The developer is in the process of extending the one public street associated with this plat. NW Shorthair Street is a local street. Five-foot-wide sidewalks will be installed along each lot as they are developed.

UTILITIES

Utilities have been extended to provide service to each lot. Storm water detention will be accommodated in a regional pond to the north of the plat. The pond will be owned and maintained by an association.

PARKLAND

Parkland dedication will be satisfied with future phases of the Indi Run development.

STAFF RECOMMENDATION

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