



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Parkside – Preliminary Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: January 6, 2023

MEETING DATE: January 10, 2023

GENERAL INFORMATION

Owner/Applicant:

Temple Holdings, LP

Owner's Representative:

Ryan Hardisty, P.E. with Civil Design Advantage

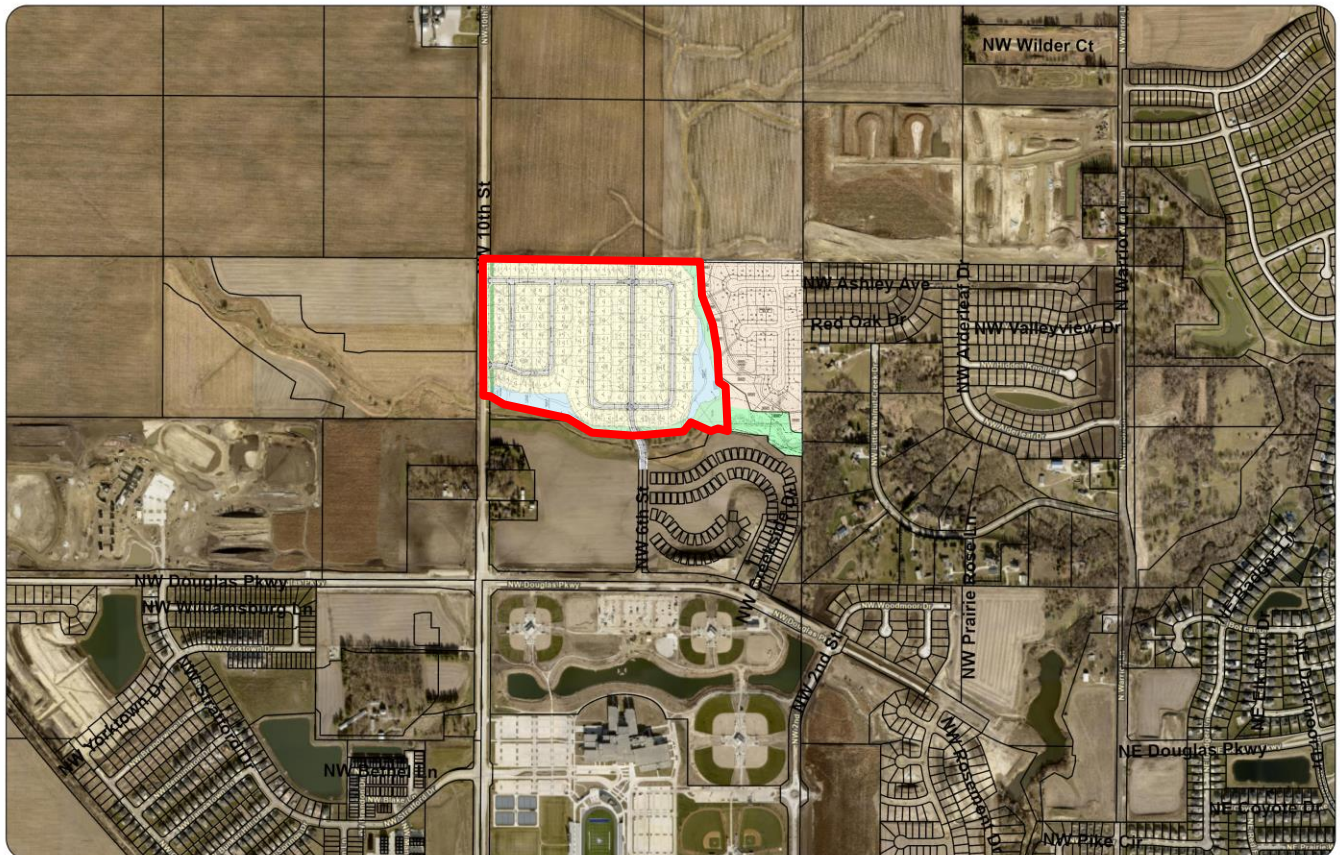
Request:

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

Location and Size:

Property is generally located north of NW Douglas Parkway and east of NW 10th Street, containing approximately 58.47-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 / Open Space	R-2 (One & Two Family Residential District)
North	Vacant – Undeveloped	Single-Family Residential / Open Space	A-1 (Agricultural District)
South	Vacant – Undeveloped	Single-Family Residential, Open Space, Medium Density Residential, High Density Residential, and Neighborhood Commercial	R-4 (Row Dwelling and Townhome Dwelling District), R-4 / PD-1 (Row Dwelling and Townhome Dwelling District with a Planned Development Overlay), and R-3 (Multi-Family Residential District)
East	Single Family Residential – Ashley Acres	Single Family Residential / Open Space	R-2 (One & Two Family Residential District)
West	Vacant – Undeveloped	Single-Family Residential / Open Space	A-1 (Agricultural District)

HISTORY

The subject property was rezoned in July 2021 from A-1 (Agricultural District) and COS (Conservation & Open Space) to R-2 (One & Two Family Residential District).

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 147 lots for single-family residential development. All proposed lots comply with the standard R-2 zoning district requirements. Table 1 below summarize the standards for the R-2 zoning district. A landscape buffer will be required along all lots that are adjacent to NW 10th Street along the west side of the plat.

The preliminary plat also identifies three outlots (Outlots V, X, and Y) for public parkland to be dedicated to the City of Waukee. Outlot V is 3.29-acres in area, Outlot X is 0.58-acres in area, and Outlot Y is 0.52-acres in area. The preliminary plat shows two outlots (Outlots W and Z) for storm water detention. Outlot W is 2.29-acres in area and Outlot Z is 2.28-acres in area. Outlots W and Z will be owned and maintained by a homeowner’s association.

Table 1: Standard R-2 requirements.

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

STREETS AND TRAILS

A number of public streets will be provided as part of this development. An extension of NW 6th Street will be included as part of the plat improvements. In addition, multiple new public streets are shown providing access throughout the plat.

A ten-foot-wide trail will be installed along the east side of NW 6th Street. The portion of trail adjacent to parkland will be installed with plat improvements, the rest of the trail will be installed with individual lot development. A ten-foot-wide trail will be installed between Lots 20 and 21 at the northeast corner of the plat to provide a trail connection into the parkland/greenway area along the east. This area will include public trails in the future. A ten-foot-wide trail will also be installed along the east side of NW 10th Street with future public improvements to 10th Street. Five-foot wide sidewalks will be provided along all other sides of all streets with individual lot development.

UTILITIES

Public utilities will be provided to all of the lots. Stormwater detention will be provided in two outlots, one located at the east side of the plat and one located at the west side of the plat.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated along all lots that abut NW 10th Street on the west side of the plat.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 2.87-acres. The applicant is providing 4.39-acres of parkland between three outlots.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential in the Imagine Waukee 2040: Comprehensive Plan. Single Family Residential is defined as traditional forms of single-family housing with lot sizes ranging from 8,000 square feet to 0.50-acres in area with an average density of 2 to 4 units per acre. The proposed density of the project is approximately 2.51 units per acre.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development, the preliminary 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 preliminary plat for Parkside subject to remaining staff comments.