

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-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Medium Density Residential	R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
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 also reviewed and approved in 2022.

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 22 lots for single family residential development. The lots range in size from 6,700 square feet to 19,088 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
Lot Width	50 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet (total)

The lots are also subject to the following requirements of the Planned Development when they are developed:

- Minimum two car garage;
- Minimum of 1,100 square feet for a single story home and 1,400 square feet for a two story home;
- Adjacent lots cannot share the same building elevation;
- Minimum of 25% stone, brick, or stucco on the front of the home facing the public street;
- Vinyl siding is prohibited; and
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

STREETS AND TRAILS

Extensions of public streets are included with this plat. NW Independence Circle will be constructed. NW Sunrise Drive will be extended and is classified as a minor collector. There will also be a small extension to NW Shorthair Street to connect to Indi Run Plat 4.

UTILITIES

Utilities will be extended to provide service to each lot. Storm water detention will be accommodated with a detention basin located within Outlot Z at the northwest corner of the plat. The outlot will be owned and maintained by a homeowner's 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 5 subject to remaining staff comments, review of the legal documents, and completion of public improvements.