

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) and R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
South	Vacant – Undeveloped	Medium Density Residential	R-4 (Row Dwelling & Townhome District) and R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
East	Vacant – Undeveloped	Single Family Residential / Medium Density Residential	R-4 (Row Dwelling & Townhome District) and R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
West	Waukee Crossing Plat 3	Single Family Residential / Medium Density Residential	R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)

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 26 lots for single family residential development. Lots 1-24 are zoned R-2 and lots 25 and 26 are zoned R-2/PD-1. The R-2 lots range in size from 8,228 square feet to 28,833 square feet. The R-2/PD-1 lots are 6,550 square feet and 9,191 square feet. All lots meet or exceed the minimum requirements of the R-2 and R-2/PD-1 zoning districts.

Table I below summarizes the minimum requirements for the lots within the plat.

Table I: Bulk Regulations applicable to the plat.

Category	Standard R-2 (minimum)	R-2/PD-1 (minimum)
Lot Area	8,000 square feet	6,000 square feet
Lot Width	65 feet	50 feet
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Side Yard Setback	15 feet (total)	10 feet (total)

The lots zoned R-2/PD-I are 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.

The final plat also includes two outlots. Outlot Y is to be dedicated to the City of Waukee for parkland. Outlot Z is for stormwater detention to be owned and maintained by the homeowner's association.

STREETS AND TRAILS

This plat includes a new street, NW Ryder Drive, that ends in a cul-de-sac. A small extension of NW Independence Circle will be made to connect to Indi Run Plat 5. NW Sunrise Drive will be extended and is classified as a minor collector.

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 northeast corner of the plat. The outlot will be owned and maintained by a homeowner's association.

PARKLAND

Outlot Y will be dedicated to the City of Waukee for parkland. Outlot Y is approximately 1.77 acres in area.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Indi Run Plat 6 subject to remaining staff comments, review of the legal documents, and completion of public improvements.