



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Spring Meadows – Preliminary Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: July 7, 2023

MEETING DATE: July 11, 2023

GENERAL INFORMATION

Owner/Applicant:

Waukee Partnership, LLC

Owner’s Representative:

Josh Trygstad, P.E. with Civil Design Advantage

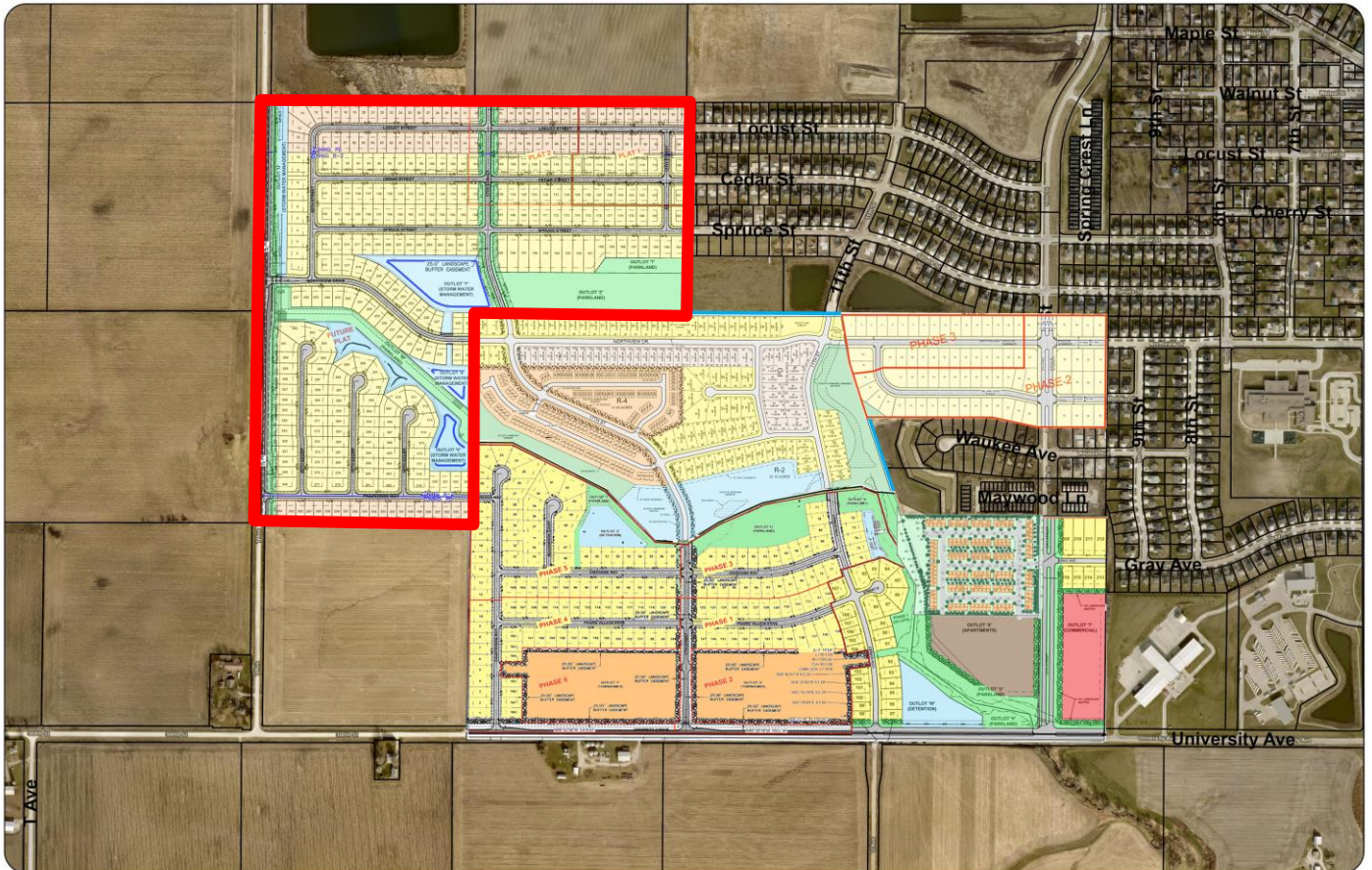
Request:

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

Location and Size:

Property is generally located south of Hickman Road and east of T Avenue, containing approximately 119.82-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 / Open Space	R-2 (One & Two Family Residential District) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Open Space / Wetland	R-3 (Multi-Family Residential District) and R-4 (Row Dwelling and Townhome Dwelling District)
South	Vacant – Undeveloped	Park / Single-Family Residential / Open Space	A-1 (Agricultural District) & R-2 (One and Two-Family Residential District)
East	Spring Crest Subdivision & Vacant / Undeveloped	Park / Single-Family Residential / Open Space	R-2 (One & Two Family Residential District), R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay) and R-4 (Row Dwelling and Townhome Dwelling District)
West	Vacant – Undeveloped (Apple Property)	Technology Center	M-1 / PD-1 (Light Industrial District / Planned Development Overlay)

HISTORY

The subject property was recently rezoned from A-1 to R-2, R-2/PD-1 in the Fall of 2021.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 344 lots for single-family residential development. A total of 245 lots are shown within the area zoned R-2. All proposed lots within the R-2 district comply with the standard R-2 district requirements. The remaining 99 lots are proposed to be smaller lots that are subject to requirements of the Planned Development. Tables 1 and 2 below summarize the standards for the R-2 and R-2/PD-1 districts.

In addition to the proposed single-family lots, the preliminary plat identifies a series of outlots (Outlot U, Outlot V, Outlot X and Outlot Y) that are intended for storm water management. The total area for the storm water detention outlots totals 11.69-acres. Outlot T, Outlot W and Outlot Z are areas to be dedicated to parkland. These outlots total 11.22-acres. The four storm water detention outlots will be owned and maintained by the Spring Meadows homeowners association. The three parkland outlots will be dedicated to the City of Waukeez.

Tables 1 & 2 below summarize the bulk regulations for each of the zoning districts.

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)

Table 2: Proposed R-2/PD-I requirements.

Category	Standard R-2/PD-I (minimum)
Lot Area	7,000 square feet per lot
Lot Width	55 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet (total)

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width, area, and depth. In addition to the relaxed bulk regulations, the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car attached 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;
- Specific requirements for the use of vinyl siding and trim elements.
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

A 25-foot landscape buffer will be provided along the entirety of the west plat boundary abutting T Avenue as well as on both sides of 17th Street for the entirety of the plat.

STREETS AND TRAILS

A number of public streets will be provided as part of this development. Extensions of Locust, Cedar, Spruce and Northview would 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 west side of 17th Street and the north side of Northview Drive. Five-foot wide sidewalks will be provided along all other sides of all streets with individual lot development.

UTILITIES

Public utilities will serve all of the proposed single-family lots. Stormwater detention for the single-family lots will be provided in a series of outlots in the center portion 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 T Avenue and 17th Street.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 6.71-acres. The applicant is providing 11.22-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 single-family portion of the project would be approximately 2.87 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 Spring Meadows subject to remaining staff comments.