



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Fox Creek Meadows Plat 1 – Final Plat

PREPARED BY: Bill Mettee – Planner

REPORT DATE: August 18, 2023

MEETING DATE: August 22, 2023

GENERAL INFORMATION

Owner/Applicant:

Fox Creek Meadows, LLC

Owner’s Representative:

Jared Murray, PE – Civil Design Advantage

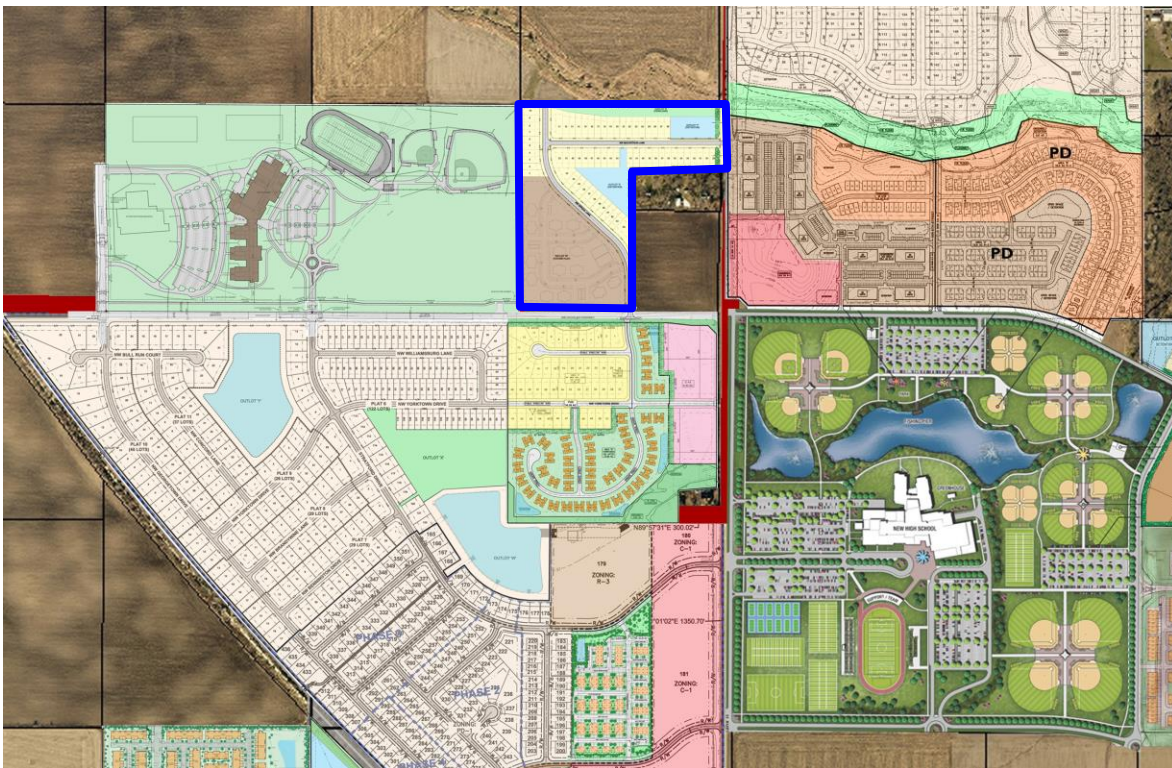
Request:

The applicant is requesting approval of a final plat for a two-family (duplex) residential and multi-family residential development.

Location and Size:

Property is generally located west of NW 10th Street and north of NW Douglas Pkwy, containing approximately 25.62-acres.

AREA MAP



ABOVE LEFT: Concept plan of the development identifying the area proposed to be rezoned. The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Single Family Residential	R-2 (One and Two-Family Residential District) and R-3 (Multi-Family Residential District)
North	Vacant / Undeveloped	Single Family Residential / Open Space	A-1 (Agricultural District)
South	Vacant / Undeveloped (Alder Point)	Single Family Residential	R-2 / PD-1 (One & Two Family Residential District / Planned Development Overlay) and A-1 (Agricultural District)
East	Vacant / Undeveloped and Single-Family Home	Single-Family Residential	A-1 (Agricultural District) and R-3 (Multi-Family Residential District)
West	Waukee Community School District 8/9 Building	Single Family Residential	A-1 (Agricultural District)

BACKGROUND

The subject property is located west of NW 10th Street and north of NW Douglas Parkway. The property is 25.62-acres in area and is currently vacant land. This property was recently rezoned from A-1 to R-2 (18.17-acres) and A-1 to R-3 (7.45-acres).

PROJECT DESCRIPTION

The final plat identifies 80 two-family (duplex) lots and a series of outlots. Outlot W will be parkland, Outlot X and Y will be storm water detention and Outlot Z is platted for future multi-family residential development. Lots 1 – 80 shown on the final plat are lots zoned R-2 and Outlot Z shown on the final plat is zoned R-3. Two 25-ft landscape buffers will be provided. One is along the west side of NW 10th Street abutting Outlot X and Lot 45. The second is located along the rear of Lots 1-12 where it abuts the R-3 zoned part of the property.

Tables 1 and 2 below summarize the standards for the R-2 and the R-3 districts.

Table 1: Standard R-2 requirements for Two-Family Dwellings

Category	Standard R-2 (minimum)
Lot Area	10,000 square feet
Lot Width	80 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet (total)

Table 2: Standard R-3 requirements.

Category	Standard R-3 (minimum)
Lot Width	75 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet (Dwelling) 40 feet (Other Principal Permitted Uses)
Side Yard Setback	15 feet (total)
Maximum Height	3 Stories or 45 feet

Three new public streets would be provided as part of this development. A 10-ft wide trail will be provided along NW Sproul Lane. Five foot sidewalks will be installed elsewhere in the plat with individual lot development. Public sanitary sewer and water main will serve the proposed development. Stormwater detention is shown to be provided within Outlots Y and X.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is approximately 1.56-acres. The applicant intends to provide 1.26 acres of parkland along the north side of the development within the floodplain (Outlot W) and the remaining parkland required will be provided with a fee in lieu of.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Fox Creek Meadows Plat I subject to remaining staff comments, review of the legal documents and completion of public improvements.