



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Spring Meadows Plat 1 – Final Plat

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** September 8, 2023

**MEETING DATE:** September 12, 2023

### GENERAL INFORMATION

**Owner/Applicant:**

Waukee Partnership, LLC

**Owner's Representative:**

Josh Trygstad, P.E., Civil Design Advantage, LLC

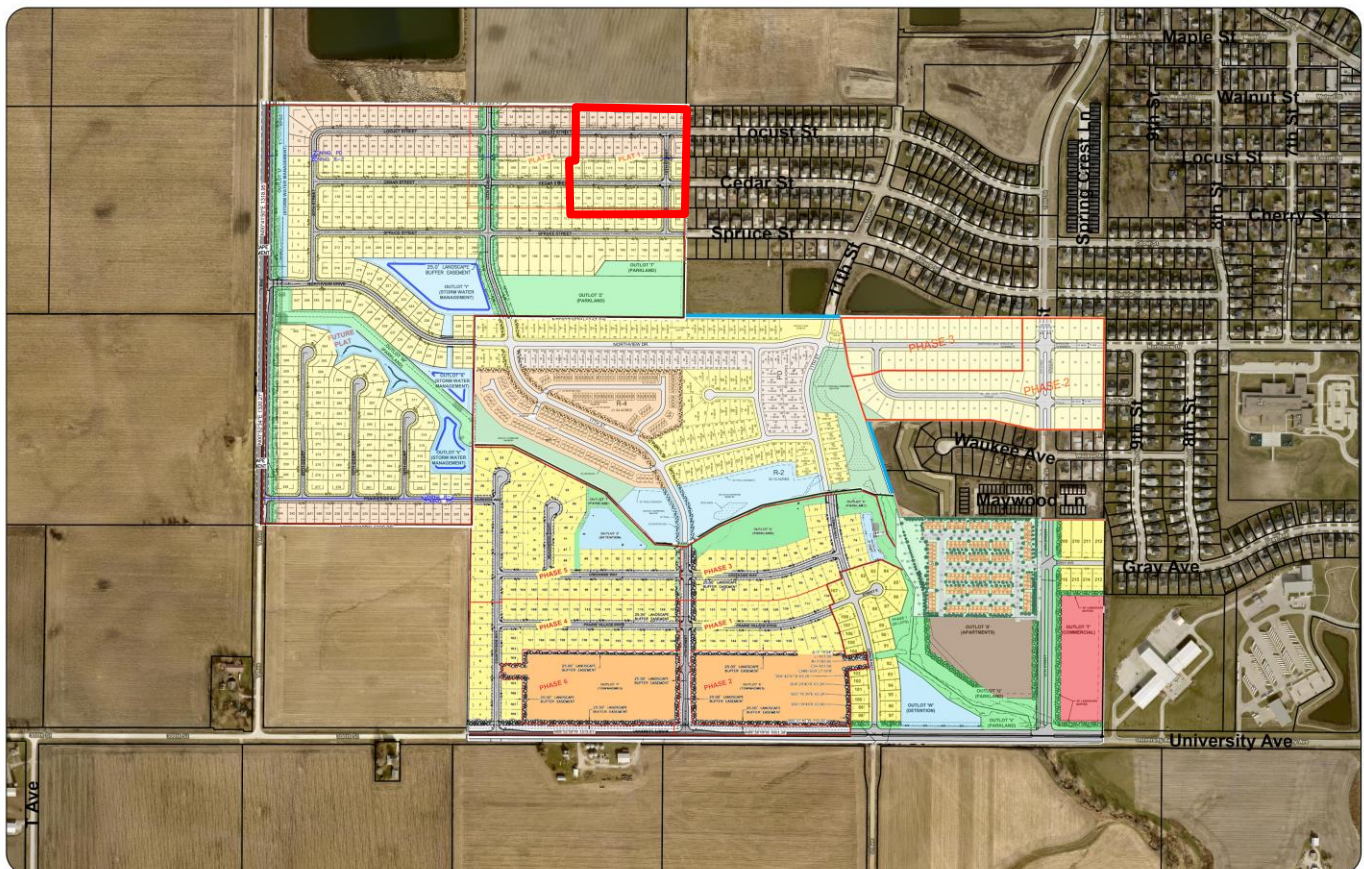
**Request:**

The applicant is requesting approval of a final 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 10.20-acres more or less.

### 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	R-2 (One & Two Family Residential) and R-2 / PD-1 (One and Two-Family Residential / Planned Development Overlay)
North	Vacant / Undeveloped	Single Family Residential	R-4 (Row Dwelling and Townhome Dwelling District)
South	Vacant / Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
East	Spring Crest Plats 5-6	Single Family Residential	R-2 (One & Two Family Residential) and R-2 / PD-1 (One and Two-Family Residential / Planned Development Overlay)
West	Vacant / Undeveloped	Single Family Residential	R-2 (One & Two Family Residential) and R-2 / PD-1 (One and Two-Family Residential / Planned Development Overlay)

## PROJECT DESCRIPTION

### LOTS

The final plat indicates a total of 40 lots for single family residential development. The lots range in size from 7,141 square feet to 11,610 square feet. The plat is zoned R-2 One and Two-Family Residential and R-2 / PD-1. Lots 1-22 will be PD lots and Lots 23-40 will be standard R-2 lots. All lots meet or exceed the bulk regulations for the R-2 and R-2 / PD-1 zoning districts. Table 1 below summarizes the minimum requirements for the lots within the plat.

**Table 1: R-2 Zoning District Bulk Regulations**

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

**Table 2: R-2 / PD-I Zoning District Bulk Regulations**

Category	Standard R-2 / PD-I (minimum)
<b>Lot Area</b>	7,000 square feet
<b>Lot Width</b>	55 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	5 feet

### **STREETS AND TRAILS**

Extensions of two (2) public streets (Locust Street and Cedar Street) are included as part of this plat. A new street, Lilac Street, will be created to provide north-south access within the plat and provide a connection between Locust and Cedar Street. Five-foot wide sidewalks will be constructed along both sides of the streets throughout the plat with individual lot development.

### **UTILITIES**

All utilities have been extended throughout Spring Crest Plats 5 and 6 and will continue to extend to the west to service the first plat of Spring Meadows. Stormwater detention will be provided with various basins located throughout the Spring Meadows development.

### **PARKLAND**

The preliminary plat for the overall concept of Spring Meadows identified three outlots to be dedicated to the City of Waukee for parkland dedication. The outlots total 11.22-acres in area. Parkland identified as Outlots T and Z will be a future city park and Outlot W will be trail from 20<sup>th</sup> Street through Spring Meadows and connect with the Autumn Valley neighborhood to the southeast. The amount of parkland dedication required to satisfy this plat is 0.78-acres. Plat I does not have any parkland within its boundaries.

### **STAFF RECOMMENDATION**

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