



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Remington Pointe Plat 2 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: September 8, 2023

MEETING DATE: September 12, 2023

GENERAL INFORMATION

Owner/Applicant:

Remington Pointe, LLC

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage

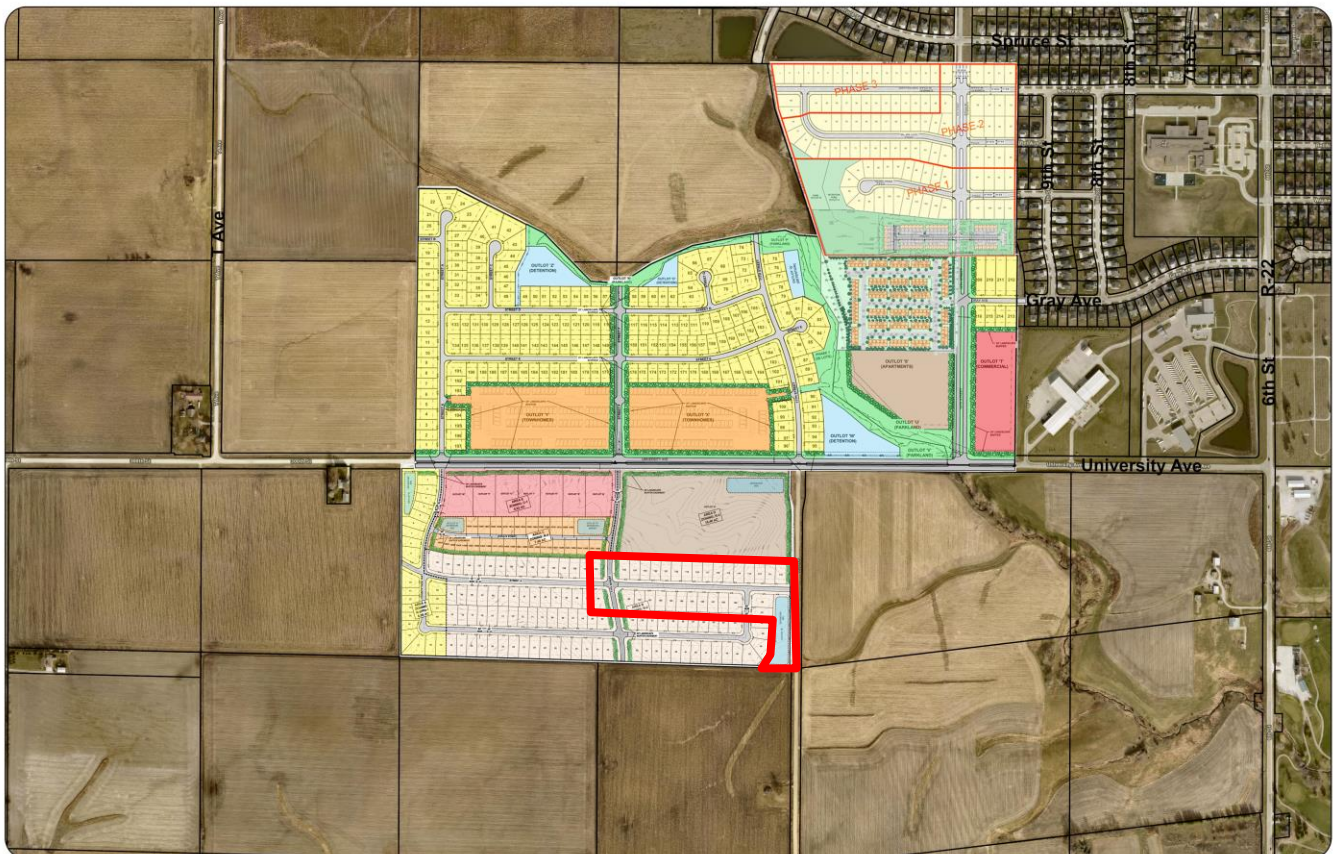
Request:

The applicant is requesting approval of a final plat for a subdivision that includes single-family residential development.

Location and Size:

Property is generally located south of University Avenue and west of 11th Street, containing approximately 12.09-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	R-2 (One & Two Family Residential District)
North	Vacant – Undeveloped	High Density Residential	R-3 (Multi-Family Residential District)
South	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)
East	Vacant – Undeveloped (Future Civic Campus)	Institutional	N/A (Dallas County)
West	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)

HISTORY

The subject property was rezoned from A-1 to R-2 in November 2022.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 31 lots for single-family residential development. The final plat also includes an outlot (Outlot Z) for stormwater detention. Outlot Z is 1.47 acres in area. The outlot will be owned and maintained by a homeowner’s association. The lots range in size from 8,775 square feet to 14,104 square feet. All proposed lots meet or exceed the minimum requirements of the R-2 zoning district.

The table below summarizes the bulk regulations for the R-2 zoning district:

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

STREETS AND TRAIL

An extension of 17th Street will be provided. A couple of new public streets will be provided, Werthman Drive and Mercer Way. Also, improvements to 11th Street will be provided. This includes HMA asphalt overlay.

Ten-foot-wide trails will be provided along the west side of 17th Street and the south side of Werthman Drive. Five-foot wide sidewalks will be provided along all other sides of all streets with individual lot development.

UTILITIES

Public utilities will service the proposed development. Sanitary sewer and water will be provided from area mains. Stormwater detention will be provided in Outlot Z, which will be owned and maintained by a homeowner's association.

EASEMENTS

All proposed easements have been indicated on the final plat. Landscape buffer easements have been indicated along the lots abutting 17th Street and the lots abutting 11th Street.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The applicant plans to provide this with a fee in lieu of land dedication.

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 final plat would be approximately 2.56 units per acre.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the final 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 final plat for Remington Pointe Plat 2 subject to remaining staff comments, review of the legal documents, and completion of public improvements.