



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Autumn Valley West – Preliminary Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** May 24, 2024

**MEETING DATE:** May 28, 2024

### GENERAL INFORMATION

**Owner/Applicant:**

JJR Holdings, LLC and Phillips-Hamilton Inc

**Owner's Representative:**

Branden Stubbs, P.E., Stubbs Engineering

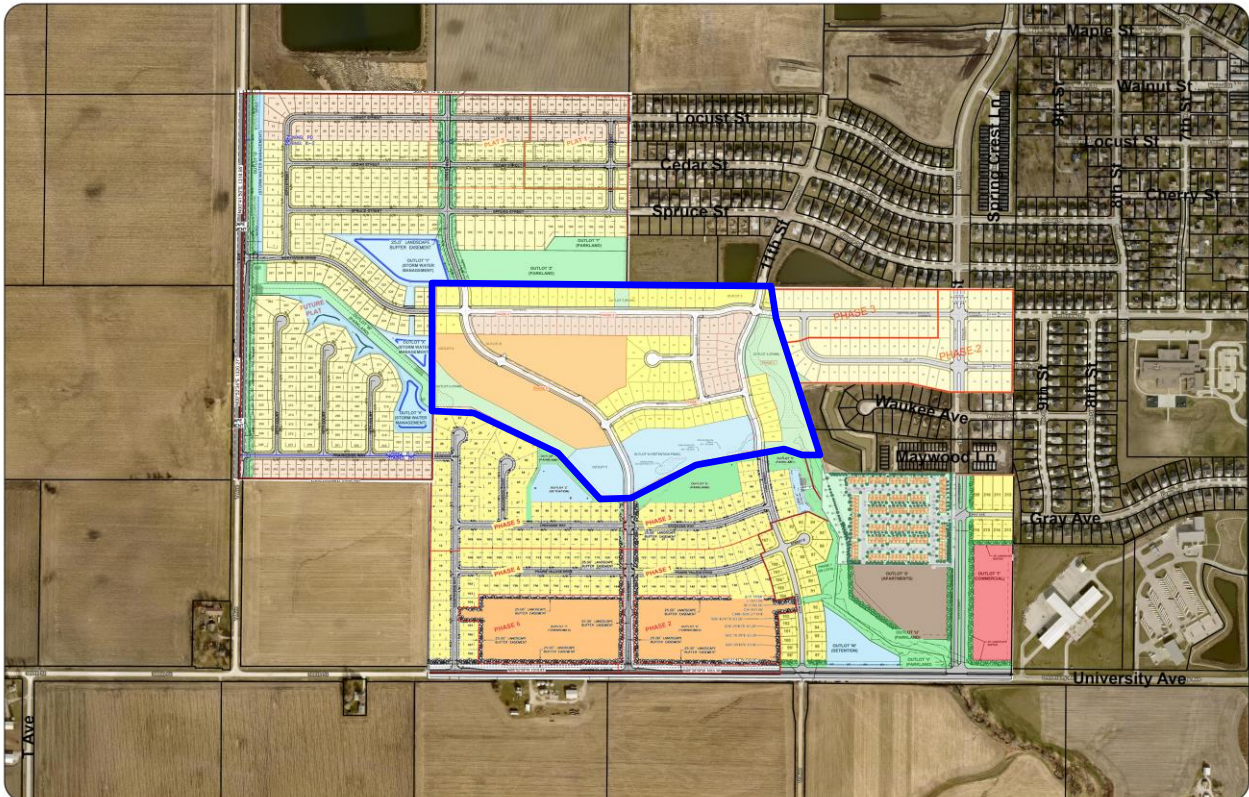
**Request:**

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

**Location and Size:**

Property is generally located north of University Avenue and east of T Avenue, containing approximately 64.64-acres.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **BLUE**).

**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), R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District), and R-4 (Row Dwelling & Townhome Dwelling District)
North	Undeveloped / Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential District)
South	Undeveloped / Prairie Village Development	Medium Density Residential	R-2 (One & Two Family Residential District)
East	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential District)
West	Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)

**BACKGROUND**

The subject property just recently went through a rezoning to clean up the zoning boundary lines in order to align with the proposed street and lot alignments associated with this proposed preliminary plat.

**PROJECT DESCRIPTION**

**LOTS**

The preliminary plat identifies a total of 118 single family lots. A total of 69 lots are shown within the area proposed to be zoned R-2. The remaining 49 lots are proposed to be smaller lots that are subject to requirements of the approved Planned Development. Tables 1 and 2 below summarize the standards for the R-2 and the R-2/PD-1 districts. All lots adjacent to 17<sup>th</sup> Street will be required to have a landscape buffer and landscape buffers will be required on the R-4 lots adjacent to either the R-2 or the R-2/PD-1 lots.

**Table 1: Standard R-2 requirements.**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet per
<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: Approved R-2/PD-I requirements.**

Category	R-2/PD-I (minimum)
<b>Lot Area</b>	6,000 square feet per
<b>Lot Width</b>	50 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	25 feet
<b>Side Yard Setback</b>	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 approved Planned Development Agreement requires the following provisions for these lots:

- 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% brick or stone on the front street facing facade;
- 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.

The preliminary plat identifies two outlots for future townhome residential development. Outlot A is 4.97-acres in area and Outlot B is 4.67-acres in area. The bulk regulations for the R-4 district are included below in Table 4. Landscape buffers will be required adjacent to the single-family lots and adjacent to 17<sup>th</sup> Street.

**Table 4: Standard R-4 requirements.**

Category	Standard R-4 (minimum)
<b>Lot Area</b>	3,500 square feet per unit
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet

The preliminary plat also identifies three outlots for public parkland to be dedicated to the City of Waukee. Outlot U is 2.66-acres in area, Outlot T is 0.30-acres in area, and Outlot X is 4.70-acres in area. The preliminary plat shows four outlots (Outlots V, W, Y and Z) for storm water detention. Outlot V is 2.18-acres in area, Outlot W is 5.79-acres in area, Outlot Y is 0.18-acres in area, and Outlot Z is 0.68-acres in area. All of these outlots will be owned and maintained by a homeowner’s association.

**STREETS AND TRAIL**

Extensions of 11<sup>th</sup> Street, 17<sup>th</sup> Street, and Northview Drive will be provided as part of this development. In addition, multiple new public streets are shown providing access throughout the plat. Ten-foot-wide trails are shown to provide access through the plat along both 17<sup>th</sup> Street and Northview Drive. Five-foot wide sidewalks will be provided along all other sides of the streets with individual lot development.

**UTILITIES**

Public utilities will serve the proposed lots. Stormwater detention will be provided within four outlots, with the majority of the detention in the southern portion of the plat.

## **EASEMENTS**

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated along the lots adjacent to 17<sup>th</sup> Street and between the different zoning districts.

## **PARKLAND DEDICATION**

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 4.62-acres. Several areas are provided for parkland dedication throughout the proposed development. The applicant is also providing public trails throughout the plat.

## **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 2.80 units per acre. In addition, the concept demonstrates a variety of lots sizes for homes to be built upon. The development will also provide varying price points for homebuyers.

## **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 Autumn Valley West subject to remaining staff comments.