



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Fox Creek Meadows – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: June 21, 2024

MEETING DATE: June 25, 2024

GENERAL INFORMATION

Owner/Applicant:

Fox Creek Meadows, LLC

Owner's Representative:

Jared Murray, PE – Civil Design Advantage

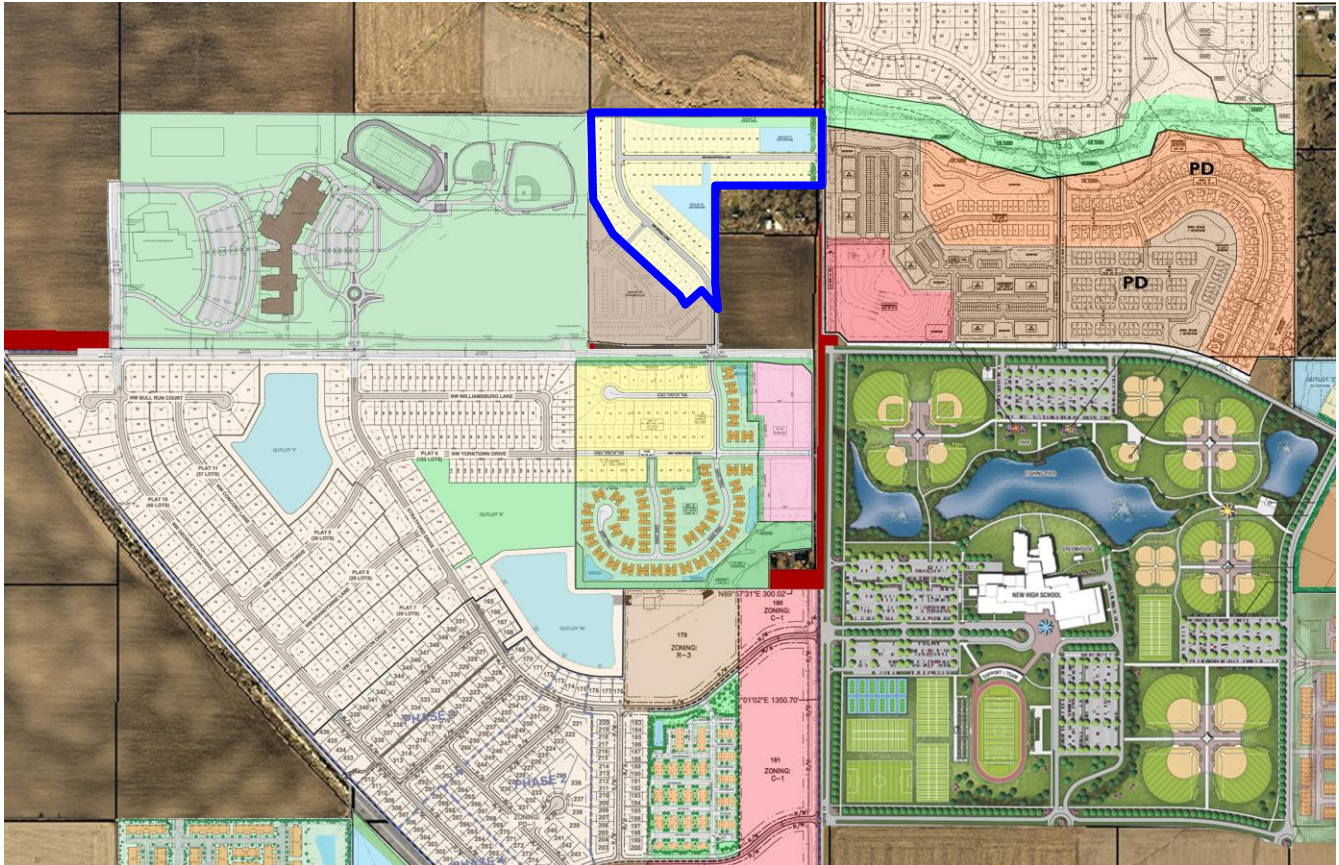
Request:

The applicant is requesting approval of a rezoning for small lot, single-family residential development.

Location and Size:

Property is generally located west of NW 10th Street and north of NW Douglas Pkwy, containing approximately 17.32-acres.

AREA MAP



ABOVE: 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 Lots	Single Family Residential	R-2 (One & Two Family Residential District)
North	Vacant Property	Single Family Residential / Open Space	A-1 (Agricultural District)
South	Vacant Property (Alder Point)	Single Family Residential / Medium Density Residential	R-2 / PD-1 (One & Two Family Residential District / Planned Development Overlay), R-4 / PD-1 (Row Dwelling & Townhome Dwelling District / Planned Development Overlay) and C-1A (Neighborhood Commercial District)
East	Vacant Property	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 17.32-acres in area and is currently vacant lots. This property was previously rezoned as duplex residential lots. The applicant requests to rezone this property to include a planned development overlay in order to build smaller single-family, detached homes.

Notification to adjacent property owners was mailed on June 14, 2024. The rezoning sign was placed on the property by the June 18, 2024, deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows 80 single-family lots. Two outlots are provided for stormwater detention and one outlot is provided for parkland. A 25-ft landscape buffer will be provided along the east side of the development to provide screening from NW 10th Street. Landscape buffers will also be provided between these single-family lots and the multi-family property to the west.

Table 1 below summarizes the requirements for the standard R-2 district and the proposed R-2/PD-1 district.

Table 1: Standard R-2 requirements and proposed R-2/PD-1 requirements.

Category	Standard R-2 (minimum)	Proposed R-2/PD-1 (minimum)
Lot Area	8,000 square feet	5,000 square feet
Lot Width	65 feet	40 feet
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	25 feet
Side Yard Setback	15 feet (total)	5 feet (each side)

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

- Minimum two car 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, stone, or stucco on the front of the home facing the public street;
- Vinyl siding is prohibited; and
- Two (2) trees and required street trees shall be planted on each lot at the time of 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 have been satisfied for this development. The required amount of parkland is approximately 3.53-acres. The applicant is dedicating 0.88 acres of parkland along the north side of the development within the floodplain (Outlot Z) and the remaining parkland required was provided with a fee in lieu of.

COMPREHENSIVE PLAN

The Imagine Waukee 2040: Comprehensive Plan identifies the subject property as Single Family Residential. 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 rezoning is mostly consistent with the comprehensive plan. Although the lot sizes are smaller than what is called out for single family residential, staff is comfortable with the proposal as the proposed densities will be consistent with surrounding land uses. With the schools nearby, it will provide a variety of housing options for the area.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning for Fox Creek Meadows.