



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Fox Creek Meadows Revised Preliminary Plat & Fox Creek Meadows Plat 1 Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: July 19, 2024

MEETING DATE: July 23, 2024

GENERAL INFORMATION

Owner/Applicant:

Fox Creek Meadows, LLC

Owner's Representative:

Jared Murray, P.E. with Civil Design Advantage, LLC

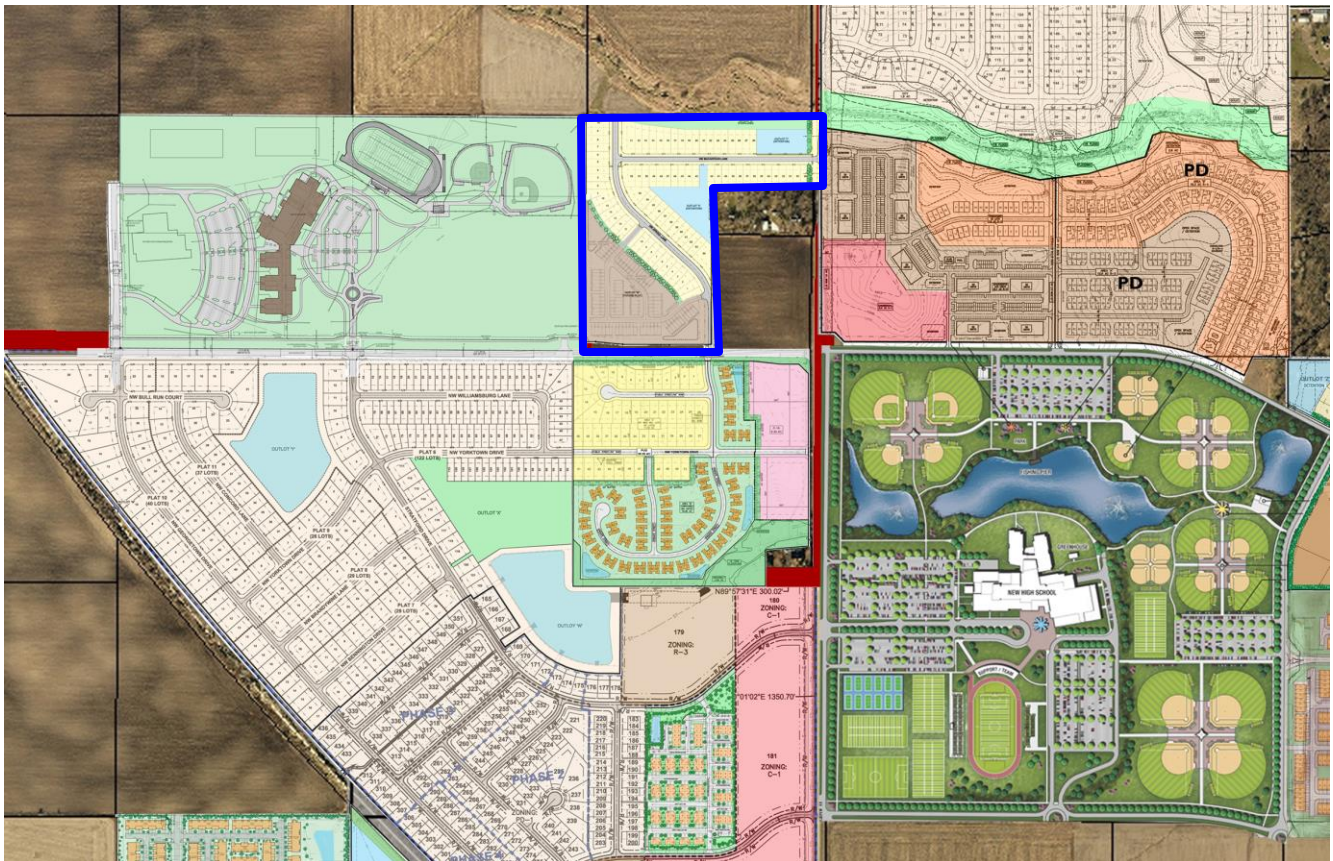
Request:

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

Location and Size:

Property is generally located north of NW Douglas Parkway and west of NW 10th Street, containing approximately 25.63-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) and R-3 (Multi-Family Residential District)
North	Vacant – Undeveloped	Single-Family Residential / Open Space	A-1 (Agricultural District)
South	Currently Under Construction – Single-Family Residential and Townhome Residential	Single-Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay), R-4 (Row Dwelling & Townhome Dwelling District) / PD-1 (Planned Development Overlay), & C-1A (Neighborhood Commercial District)
East	Vacant – Undeveloped	Neighborhood Commercial / Single-Family Residential	C-1 (Community and Highway Service Commercial District) & R-3 (Multi-Family Residential District)
West	Currently Under Construction – Waukee Middle School	Single-Family Residential	A-1 (Agricultural District)

HISTORY

The subject property was initially rezoned to R-2 and R-3 to allow for duplex residential and multi-family residential development. The applicant came back and rezoned another smaller portion of the R-3 zoning to R-2 to allow for additional duplex residential development. Upon construction of the development, the applicant came back to rezone the R-2 areas to R-2 / PD-1 to allow for detached single-family homes rather than the originally planned duplex homes. The rezoning is currently in the process and will be finalized at the next City Council meeting on August 5, 2024. The revised preliminary plat is to reflect the update to single-family detached homes.

PROJECT DESCRIPTION

LOTS

The plat identifies a total of 80 lots that are intended for small lot single-family residential development. The lots range in size from 5,000 square feet to 13,690 square feet.

In addition to the single-family lots, the plat identifies an outlet (Outlot W) for future multi-family development, two outlots (Outlots X and Y) for stormwater detention, and an outlet (Outlot Z) for parkland. A 25-ft landscape buffer will be provided along the east side of the development to provide screening from NW 10th Street. Twenty-five-foot landscape buffers will also be provided between the single-family lots and the multi-family area.

Tables 1 and 2 below summarize the bulk regulations for each of the zoning districts.

Table 1: R-2/PD-1 requirements.

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

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

STREETS AND TRAILS

Two public streets will be provided as part of this development. NW MacArthur Lane will extend from NW 10th Street and will run east/west. NW Sproul Drive will run north/south and provide a connection to NW Douglas Parkway. A ten-foot wide trail will be provided along the west side of NW Sproul Drive with individual lot development. 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 two outlots located within the plat. These outlots will be owned and maintained by a homeowner’s association.

EASEMENTS

All proposed easements have been indicated on the preliminary plat and final plat. Landscape buffer easements have been indicated along the lots adjacent to NW 10th Street and between the single-family and multi-family areas.

PARKLAND DEDICATION

Parkland dedication requirements apply to the project because of its residential nature. The required amount of parkland is 3.53-acres. The applicant is providing 1.26 acres of parkland along the north side of the development within the floodplain (Outlot Z) and the remaining parkland required has been provided with a fee in lieu of land dedication.

STAFF RECOMMENDATION

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