



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Spring Meadows Plat 2 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: September 18, 2024

MEETING DATE: September 24, 2024

GENERAL INFORMATION

Owner/Applicant:

Waukeee Partnership, LLC

Owner's Representative:

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

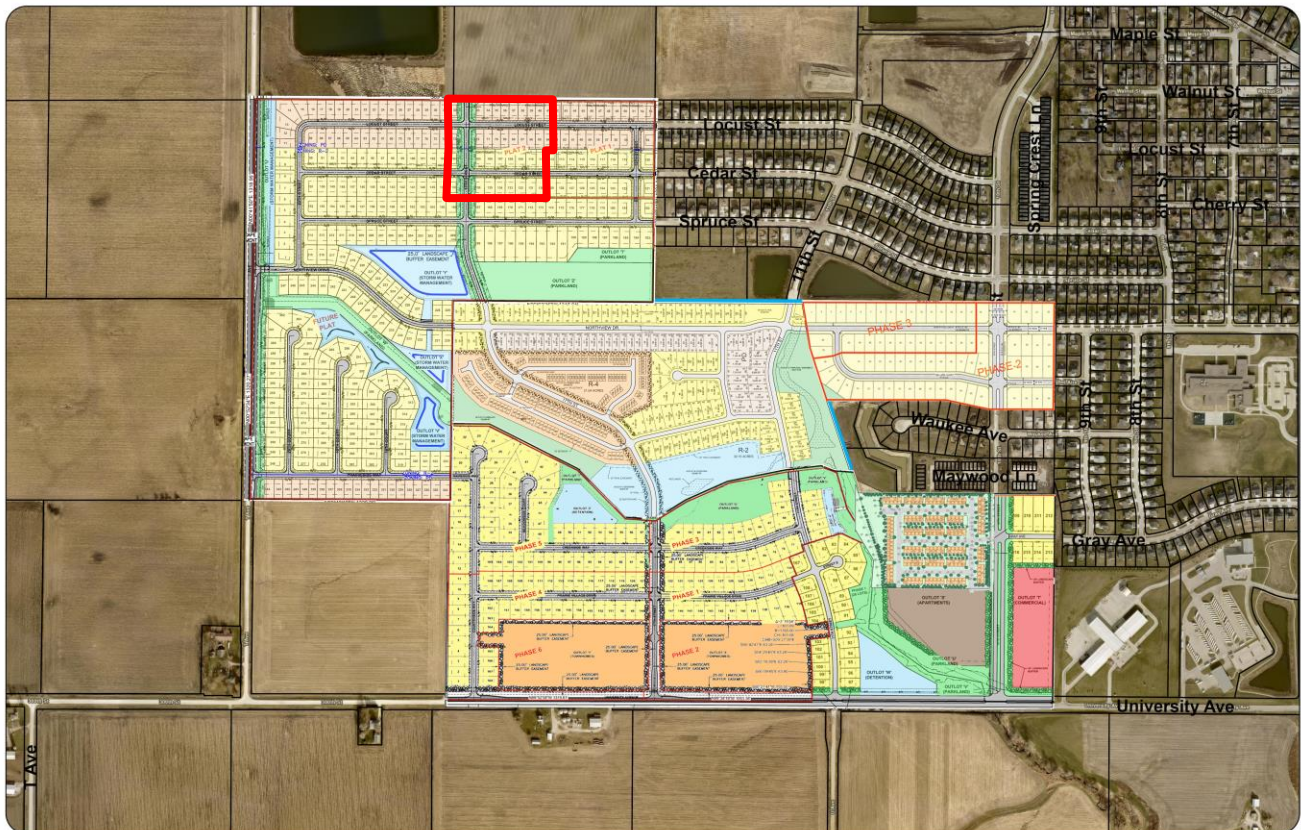
Request:

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 20th Street containing approximately 9.80-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) 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) and R-3 (Multi-Family Residential District)
South	Vacant / Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
East	Spring Meadows Single Family	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)

HISTORY

The subject property is located south of Hickman Road and east of 20th Street within the Spring Meadows neighborhood.

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 36 lots for single-family residential development. Lots 21-36 are zoned R-2 and lots 1-20 are zoned R-2/PD-1. The R-2 lots range in size from 8,764 square feet to 11,238 square feet. The R-2/PD-1 lots range in size from 7,141 square feet to 10,768 square feet. All lots meet or exceed the minimum requirements of the R-2 and R-2/PD-1 zoning districts.

Table I below summarizes the minimum requirements for the lots within the plat.

Table I: Bulk Regulations applicable to the plat.

Category	Standard R-2 (minimum)	R-2/PD-1 (minimum)
Lot Area	8,000 square feet	6,000 square feet
Lot Width	65 feet	55 feet
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Side Yard Setback	15 feet (total)	10 feet (total)

The lots zoned R-2/PD-1 are subject to the following requirements of the Planned Development when they are 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; and
- Minimum of 25% stone, brick, or stucco on the front of the home facing the public street.

STREETS AND TRAILS

The plat includes extensions of existing streets: 17th Street, Locust Street, and Cedar Street. A 10-foot-wide trail will be provided along the west side of 17th Street. Five-foot-wide sidewalks will be provided along all other sides of all streets with individual lot development.

UTILITIES

Each lot will be served with public utilities.

EASEMENTS

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

PARKLAND DEDICATION

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 20th 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 0.70-acres. Plat 2 does not have any parkland within its boundaries.

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 Spring Meadows Plat 2 subject to remaining staff comments and review of the legal documents.