



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Spring Meadows Plat 3 – Final Plat

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

**REPORT DATE:** September 18, 2024

**MEETING DATE:** September 24, 2024

### GENERAL INFORMATION

**Owner/Applicant:**

Waukee Partnership, LLC

**Owner’s Representative:**

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

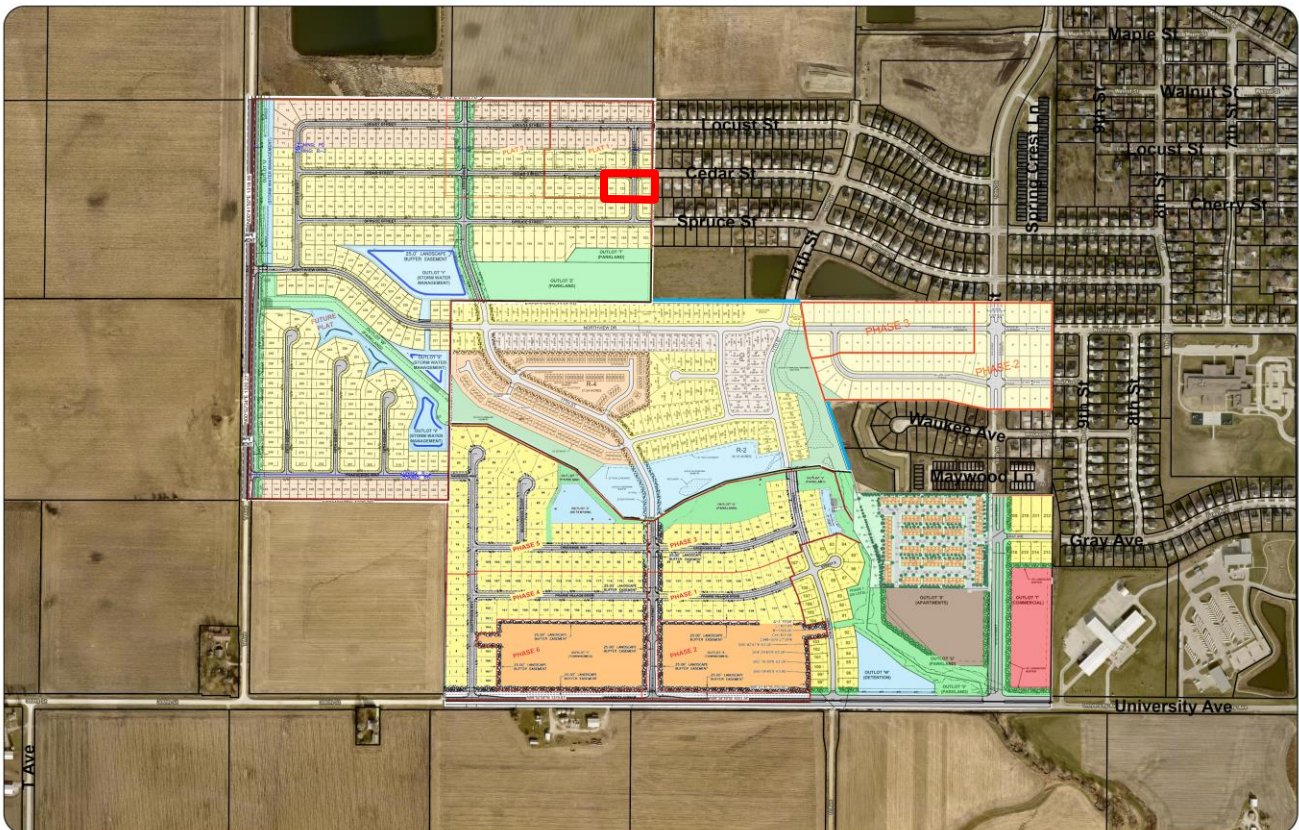
**Request:**

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 20<sup>th</sup> Street containing approximately 0.91-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	Spring Meadows Plat 1	Single Family Residential	R-2 (One & Two Family Residential District)
South	Vacant / Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)
East	Spring Crest Single Family	Single Family Residential	R-2 (One & Two Family Residential District)
West	Spring Meadows Plat 1	Single Family Residential	R-2 (One & Two Family Residential District)

## HISTORY

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

## PROJECT DESCRIPTION

### LOTS

The final plat indicates a total of 3 lots for single-family residential development. The lots range in size from 8,773 square feet to 11,576 square feet. All lots meet or exceed the minimum requirements of the R-2 zoning district.

Table 1 below summarizes the minimum requirements for the lots within the plat.

**Table 1: Standard R-2 Bulk Regulations**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet
<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)

## STREETS AND TRAILS

The plat includes extensions of existing streets: Lilac Street and Cedar Street. Five-foot-wide sidewalks will be provided along 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.

**PARKLAND DEDCIATION**

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 20<sup>th</sup> 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 0.06-acres. Plat 3 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 3 subject to remaining staff comments and review of the legal documents.