



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Parkside Plat 1 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: September 19, 2024

MEETING DATE: September 24, 2024

GENERAL INFORMATION

Applicant/Owner:

Parkside Waukee, LLC

Owner's Representative:

Jared Murray, P.E. with Civil Design Advantage

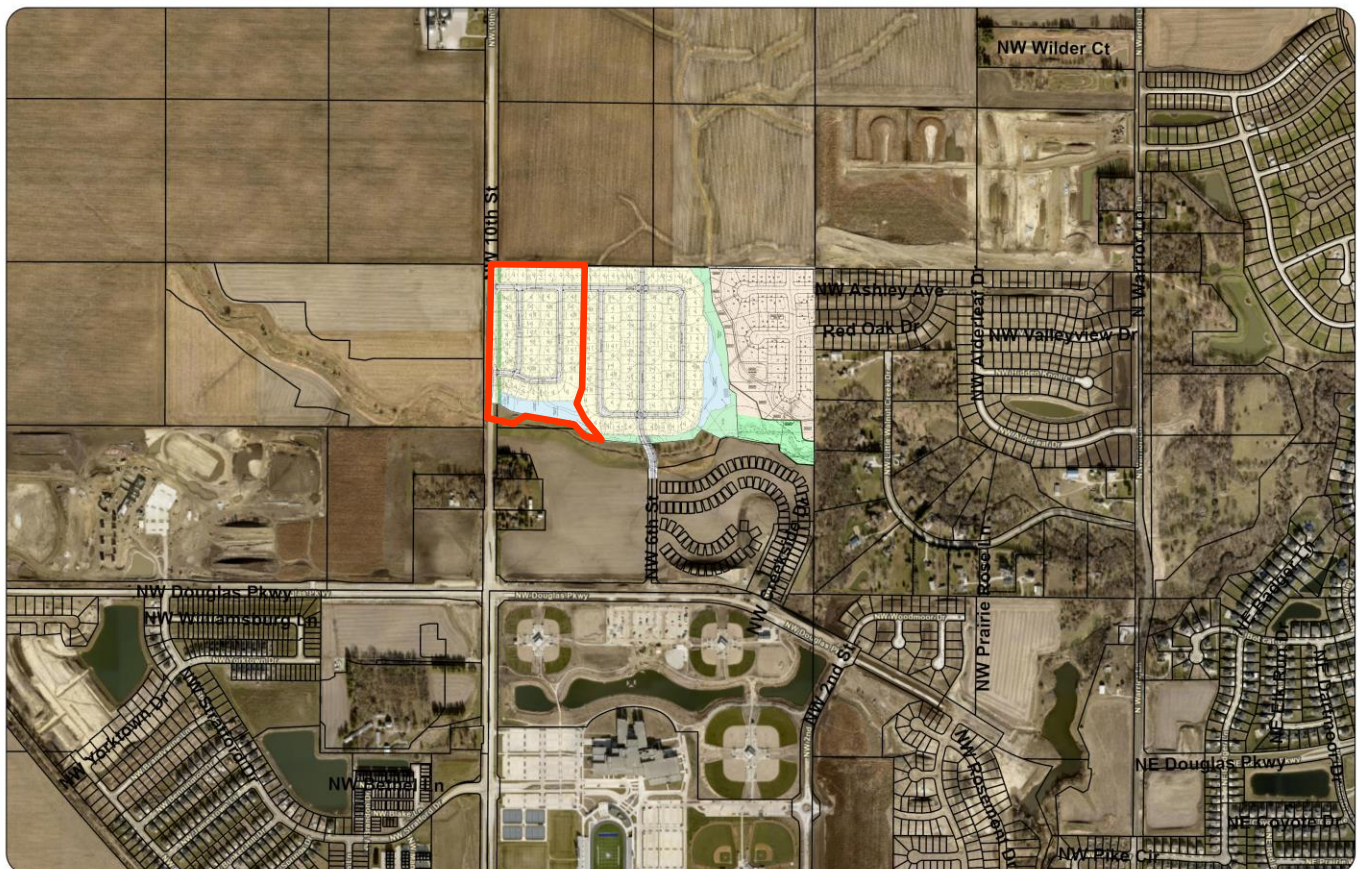
Request:

The applicant is requesting approval of a final plat for a single-family residential subdivision.

Location and Size:

Property is generally located north of NW Douglas Parkway and east of NW 10th Street, containing approximately 22.50-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)
North	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural)
South	Vacant – Undeveloped	Single Family Residential and Open Space	COS (Conservation and Open Space), R-3 (Multi-Family Residential) and R-4 (Row Dwelling & Townhome Dwelling)
East	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
West	Vacant – Undeveloped	Single Family Residential and Open Space	A-1 (Agricultural)

HISTORY

The subject property is located north of NW Douglas Parkway and east of NW 10th Street. The property was rezoned in 2021 from A-1, Agricultural District, to R-2, One and Two Family Residential District, as part of a larger rezoning for the overall Parkside development.

PROJECT DESCRIPTION

LOTS

The final plat identifies 52 lots that are intended for single-family residential development. The lots range in size from 9,450 square feet to 15,128 square feet in area. All lots meet the minimum R-2 district requirement of 65-feet in width.

Table 1: Standard R-2 requirements.

Category	R-2
Lot Area	8,000 SF
Lot Width	65 feet
Side Yard Setback	15 feet total (7 feet minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

The final plat also includes two outlots, Outlot Z is for stormwater detention and Outlot Y is for parkland to be dedicated to the City of Waukeez.

STREETS AND TRAIL

The final plat includes several new streets. Two accesses will be provided into the development off of NW 10th Street. A 10-foot-wide trail will be provided along the east side of NW 10th Street with future improvements. All other streets will include 5-foot-wide sidewalks, which will be constructed with each lot at the time of 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

Parkland dedication will be satisfied with the dedication of Outlot Y as well as with future phases of the overall Parkside development.

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 Parkside Plat I subject to remaining staff comments and review of the legal documents.