



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Autumn Valley West Plat 1 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: October 17, 2024

MEETING DATE: October 22, 2024

GENERAL INFORMATION

Owner/Applicant:

JJR Holdings, LLC

Owner’s Representative:

Ryan Remling, PLS – Stubbs Engineering

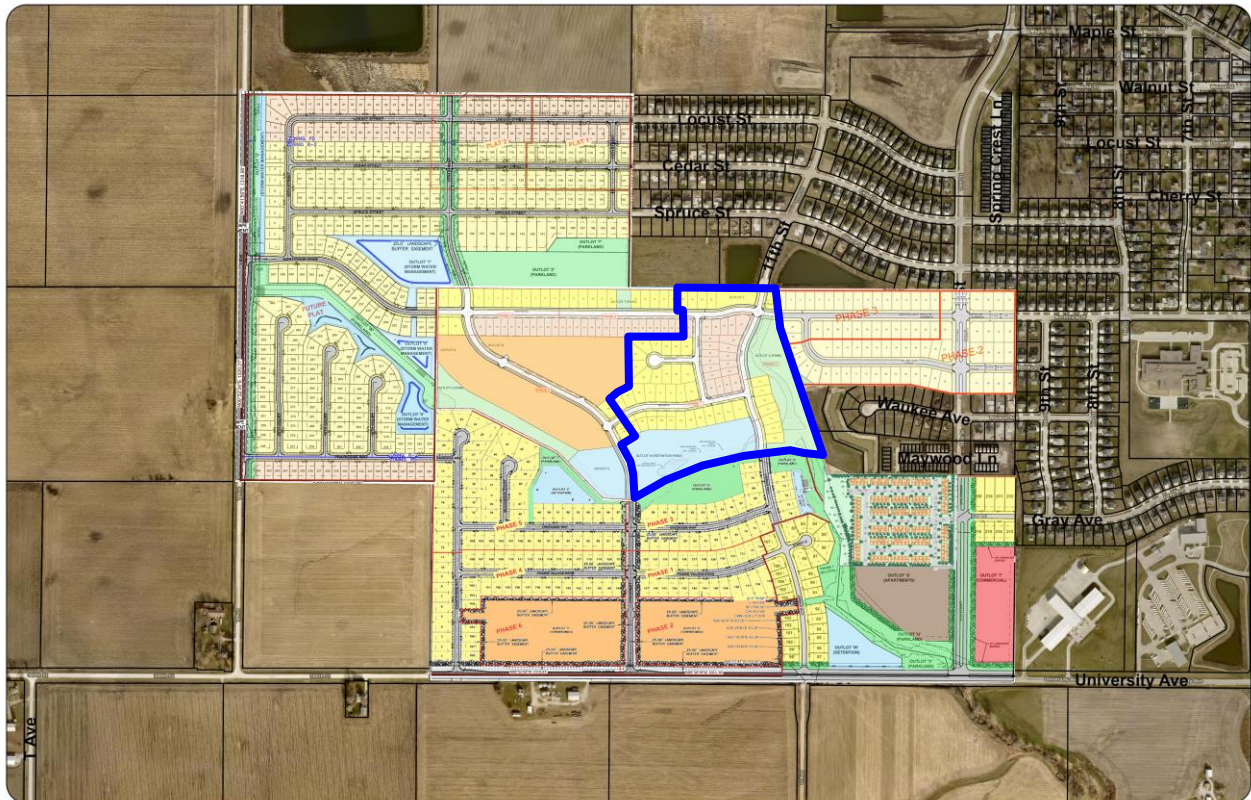
Request:

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

Location and Size:

Property is generally located north of University Avenue and west of 10th Street, containing approximately 29.16-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) and R-2 / PD-1 (One and Two-Family Residential / Planned Development Overlay
North	Undeveloped / Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential District)
South	Undeveloped / Prairie Village Development	Medium Density Residential	R-2 (One & Two Family Residential District)
East	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential District)
West	Undeveloped (Future Phases of Autumn Valley West)	Single Family Residential	R-2 (One & Two Family Residential District) and R-4 (Row Dwelling & Townhomes Dwelling District)

HISTORY

The subject property is located north of University Avenue and west of 10th Street within the Autumn Valley West neighborhood.

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 64 lots for single-family residential development. Lots 1-4 and 26-64 are zoned R-2 and lots 5-25 are zoned R-2/PD-1. The R-2 lots range in size from 8,035 square feet to 11,928 square feet. The R-2/PD-1 lots range in size from 6,000 square feet to 11,251 square feet. All lots meet or exceed the minimum requirements of the R-2 and R-2/PD-1 zoning districts. Tables 1 and 2 below summarize the standards for the R-2 and the R-2/PD-1 districts.

Table 1: Standard R-2 requirements.

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

Table 2: Approved R-2/PD-I requirements.

Category	R-2/PD-I (minimum)
Lot Area	6,000 square feet per
Lot Width	50 feet
Front Yard Setback	30 feet
Rear Yard Setback	25 feet
Side Yard Setback	10 feet (total)

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width, area, and depth. In addition to the relaxed bulk regulations, the approved Planned Development Agreement requires the following provisions for these lots:

- Minimum two-car attached 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 or stone on the front street facing facade;
- Specific requirements for the use of vinyl siding and trim elements;
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

The final plat also includes four outlots. Outlot X is 4.70-acres in area and will be dedicated to the City of Waukee for parkland. Outlots W, Y and Z are for storm water detention and will privately owned and maintained by a Homeowner’s Association. Outlot W is 5.79-acres in area, Outlot Y is 0.18-acres in area, and Outlot Z is 0.68-acres in area.

STREETS AND TRAILS

The plat includes extensions of existing streets: 11th Street and Northview Drive. The plat also includes several new streets. A 10-foot-wide trail will be provided along the north side of Northview Drive. 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. Stormwater detention will be provided within outlots, with the majority of the detention in the southern portion of the plat.

EASEMENTS

All proposed easements have been indicated on the final plat.

PARKLAND DEDCIATION

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland for the overall Autumn Valley West development is 4.62-acres. Several areas are provided for parkland dedication throughout the proposed development. The applicant is also providing public trails throughout the plat.

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 Autumn Valley West Plat I subject to remaining staff comments and review of the legal documents.