



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Trailridge Creek – Preliminary Plat

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

**REPORT DATE:** November 22, 2024

**MEETING DATE:** November 26, 2024

### GENERAL INFORMATION

**Owner/Applicant:**

JDS Real Estate Investments, LLC

**Owner’s Representative:**

Emily Harding, P.E. with Civil Design Advantage, LLC

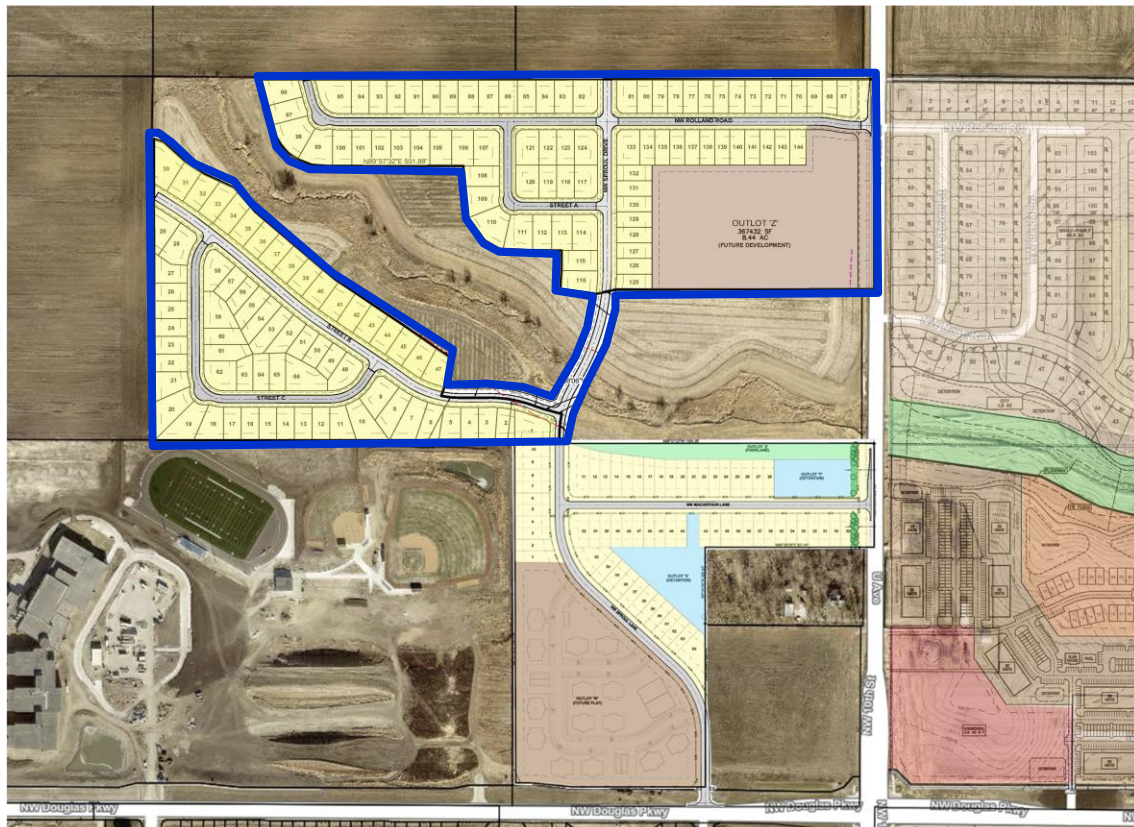
**Request:**

The applicant is requesting approval of a 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 10<sup>th</sup> Street, containing approximately 49.03-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 / Open Space	R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay) and R-3 (Multi-Family Residential District)
North	Vacant – Undeveloped / Agricultural	Single Family Residential	N/A Dallas County
South	Future Single-Family Residential (Fox Creek Meadows)	Single Family Residential	R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay)
East	Future Single-Family Residential (Parkside)	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant – Undeveloped	Single Family Residential / Open Space	A-1 (Agricultural District)

## HISTORY

The subject property was recently rezoned from A-1 to R-2/PD-1 and R-3.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat identifies a total of 144 single-family lots and an outlot for future multi-family residential development. The single-family lots range in size from 7,050 square feet to 15,222 square feet. All single-family lots are included in a planned development overlay. The single-family lots are subject to the requirements of the Planned Development as listed in Table 1 below. The multi-family outlot is subject to the standard R-3 requirements as listed in Table 2 below.

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)
<b>Lot Area</b>	6,000 square feet for lots less than 65-feet in width; 8,000 square feet for all other remaining lots
<b>Lot Width</b>	Maximum of 30% of lots – 55 feet; Maximum of 15% of lots – 60 feet; All other lots – 65 feet
<b>Front Yard Setback</b>	25 feet
<b>Rear Yard Setback</b>	25 feet
<b>Side Yard Setback</b>	10 feet (total)

**Table 2: Standard R-3 requirements.**

Category	Standard R-3 (minimum)
<b>Lot Width</b>	75 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet (Dwelling) 40 feet (Other Principal Permitted Uses)
<b>Side Yard Setback</b>	15 feet (total)
<b>Maximum Height</b>	3 Stories or 45 feet

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 Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage
- Adjacent lots cannot share the same building elevation
- Minimum of 25% brick, stone, and/or stucco on the front street facing elevation
- Vinyl siding shall be permitted utilizing Royal Crest Double 4-inch (102 mm) Traditional Profile or reasonable equivalent
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development

## **STREETS AND TRAIL**

Several new public streets will be provided as part of this development. Extensions of NW Sproul Drive and NW Rolland Road will be included.

A ten-foot wide trail will be provided along the west side of NW Sproul Drive. Five-foot wide sidewalks will be provided along all other sides of all streets.

## **UTILITIES**

Public utilities will serve the proposed lots. Extensions will be provided from the existing water and sanitary sewer mains located along both NW 10<sup>th</sup> Street and NW Sproul Drive. Stormwater detention will be provided within the floodplain/greenway area that runs from the northwest to the southeast corner of the site. The greenway area is owned by the City of Waukee.

## **EASEMENTS**

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated along the north and west sides of Outlot Z and along the east side of Lot 67, adjacent to NW 10<sup>th</sup> Street.

## **PARKLAND DEDICATION**

Parkland dedication requirements apply to the project because of its residential nature. The required amount of parkland is 4.73-acres based upon the proposed number of lots shown and what the allowable maximum density is for the R-3 area. The developer has deeded over 7.26-acres for parkland dedication with the City of Waukee's purchase agreement for the greenbelt parcel.

## **COMPREHENSIVE PLAN**

The subject property is classified as Single Family Residential and Open Space in the Imagine Waukee 2040: Comprehensive Plan. Single Family Residential is defined as traditional forms of single-family housing with lot sizes ranging from 8,000 square feet to 0.50-acres in area with an average density of 2 to 4 units per acre. The proposed density of the single-family portion of the project would be approximately 3.63 units per acre.

Although R-3 (Multi-Family Residential District) is not consistent with the Comprehensive Plan, staff is comfortable with what is proposed as it will provide a variety of housing options for the area.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary 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 preliminary plat for Trailridge Creek subject to remaining staff comments.