



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Edgeland Waukee Plat 1 – Preliminary Plat/Site Plan and Final Plat **PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: January 24, 2025

MEETING DATE: January 28, 2025

GENERAL INFORMATION

Applicant: Erickson Balmer Construction

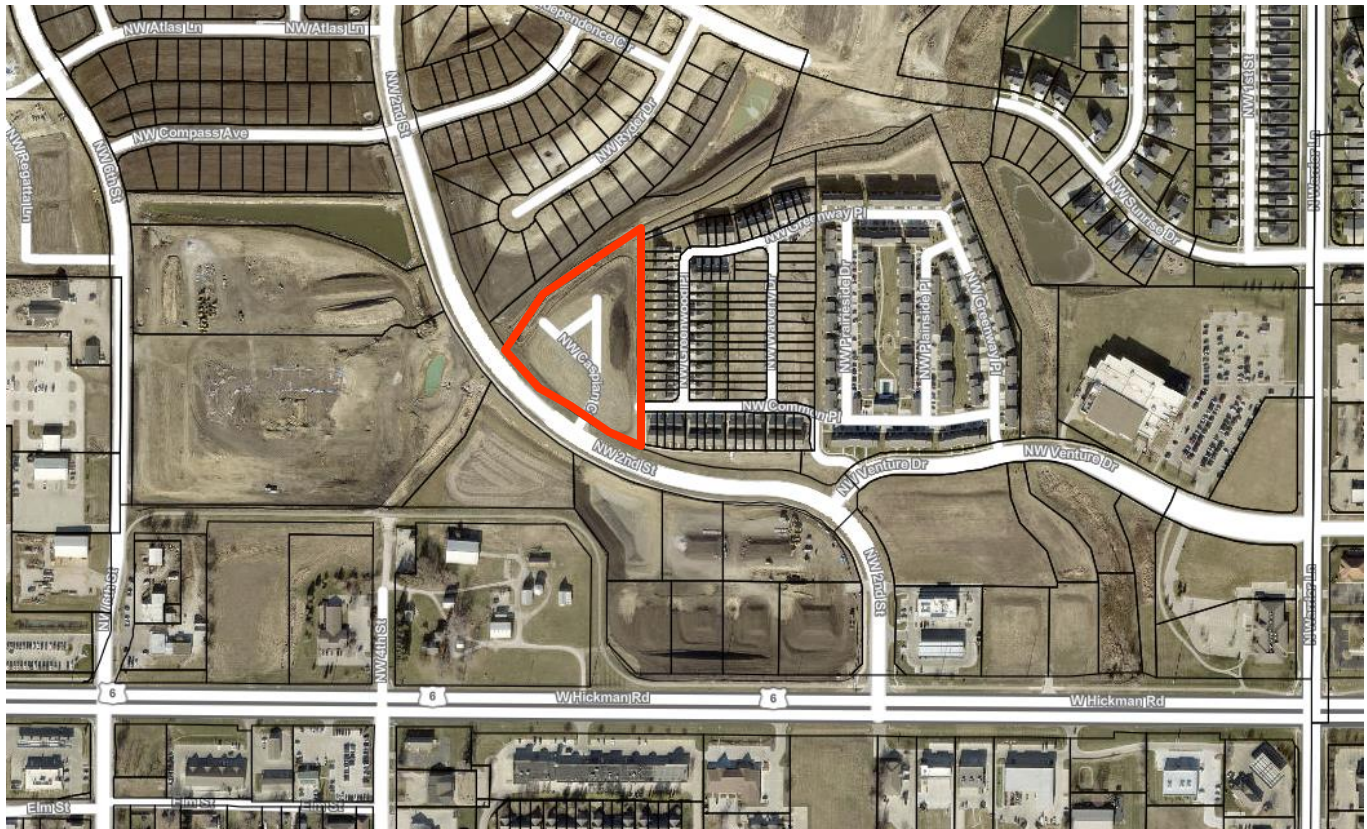
Owner: Indi Run West, LLC

Owner’s Representative: Korey Marsh, PE with Snyder & Associates, Inc.

Request: The applicant is requesting approval of a preliminary plat, final plat and site plan for a townhome development.

Location and Size: Property is generally located north of Hickman Road and east of NW 2nd Street, containing approximately 4.16-acres.

AREA MAP



ABOVE: Aerial of property identifying the proposed development (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential	R-4 (Row Dwelling & Townhome Dwelling District)
North	Single Family Residential (Indi Run)	Single Family Residential	R-2 (One & Two Family Residential District)
South	Multi-Family Residential / Vacant – Undeveloped	Medium Density Residential & Mixed Use	R-3 (Multi-Family Residential District)/PD-1 (Planned Development Overlay District) & C-1 (Community & Highway Service Commercial District)
East	Townhome Residential (The Commons at Greenway)	Medium Density Residential	R-4 (Row Dwelling & Townhome Dwelling District)/PD-1 (Planned Development Overlay District)
West	Single Family Residential / Multi-Family Residential	Medium Density Residential & Single Family Residential	R-3 (Multi-Family Residential District)/PD-1 (Planned Development Overlay District) & R-2 (One & Two Family Residential District)

HISTORY

The subject property is vacant, undeveloped land. It was rezoned from R-2 (One & Two Family Residential District) to R-4 (Row Dwelling & Townhome Dwelling District) in 2022 with the Indi Run development to the north.

PROJECT DESCRIPTION

The project includes a total of 6 townhome buildings with a total of 24 townhome units for the entire site. Each unit accounts for one lot for a total of 24 corresponding lots. Each building includes 4 townhome units. All units have four bedrooms and are 1,585 square feet in area. All units are two-story and include a two-car attached garage.

The site plan also includes a pickleball court located within the center of the site, surrounded by a 6-foot tall, black, chain-link fence. A cluster mailbox is also included within this center portion of the site.

The final plat identifies the 24 townhome lots as well as Outlot ‘X’ for all of the common areas, including the pickleball court and private street.

ACCESS AND PARKING

One access is provided into this site off of NW 2nd Street. The street interior to the site will be privately owned and maintained by the homeowner’s association.

A total of 53 parking spaces are required and a total of 53 spaces are provided, including 1 accessible parking stall. This includes 2 attached garage spaces per unit.

SIDEWALKS/TRAILS

An existing five-foot wide sidewalk runs adjacent to the site along NW 2nd Street. Pedestrian connections will be provided into the site from the existing sidewalk. Private sidewalks will be installed adjacent to the private street internal to the site to provide pedestrian access across the site.

UTILITIES

The units will be serviced with private utilities that will be privately owned and maintained by the homeowner's association. Storm water detention will be provided in a basin located at the north side of the site.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 62%. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance. Landscape buffers are provided along NW 2nd Street and the northwest property line.

BUILDING ELEVATIONS

The elevations of the buildings are proposed to be constructed of vinyl lap siding, vinyl board & batten siding, stone veneer, and asphalt singles in different color variations. Elevations of the proposed buildings have been provided for review along with the proposed color schemes.

LIGHTING PLAN

The lighting plan for the site includes one parking lot light fixture located within the center of the site, near the pickleball court, and general exterior residential house lighting on each unit, fronting the private street. The photometric plan meets the requirements of the City Code.

EASEMENTS

All proposed easements have been indicated on the final plat. A detention easement will be provided for the detention basin at the north side of the site. Landscape buffer easements will be provided along NW 2nd Street and along the northwest property line. Ingress/egress easements are provided for access throughout the site.

PARKLAND DEDICATION

Parkland dedication is required for this project due to its residential nature. The total amount of parkland required based on the number of units proposed is 0.35-acres. Parkland dedication will be satisfied with a fee in lieu of land dedication.

STAFF RECOMMENDATION

The proposed preliminary plat, final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat and site plan for Edgeland Waukee Plat I subject to remaining staff comments and review of the legal documents.