



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Walnut Crossing – Preliminary Plat, Final Plat & Site Plan **PREPARED BY:** Elizabeth Cramblet, Planner

REPORT DATE: February 5, 2025

MEETING DATE: February 11, 2025

GENERAL INFORMATION

Applicant: Greater Des Moines Habitat for Humanity

Owner: City of Waukee, IA

Owner’s Representative: Brad Freeman, P.M. with Clapsaddle-Garber Associates, Inc.

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

Location and Size: Property is generally located north of NW Douglas Parkway and west of N Warrior Lane, containing approximately 5.68 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-4 (Row Dwelling and Townhome Dwelling District)
North	Developed with Single Family Home	Single-Family Residential / Open Space	A-1 (Agricultural District) & AR (Single-Family Acreage District)
South	Vacant - Undeveloped	Single-Family Residential / Open Space	R-4 (Row Dwelling and Townhome Dwelling District)
East	Vacant – Undeveloped & Developed with Single Family Home	Neighborhood Commercial	C-1A (Neighborhood Commercial District) & R-2 (One and Two-Family Residential District)
West	Vacant – Undeveloped	Single-Family Residential	R-2 (One and Two-Family Residential District)

HISTORY

The subject property is located north of NW Douglas Parkway and west of N. Warrior Lane. The City of Waukee purchased the property in February 2022, with the intention of facilitating an affordable housing project on the property. As part of the purchase of the property, the City constructed NW Douglas Parkway and extended utilities to the site. In 2024, the City of Waukee entered into a developer’s agreement with Greater Des Moines Habitat for Humanity to construct an affordable owner-occupied townhome project on the property.

PROJECT DESCRIPTION

LOTS & SITE PLAN

The final plat and site plan identify a total of 48 lots that are intended for a townhome development. The lots will be developed in one phase. All proposed lots meet or exceed the minimum requirements of the R-4 zoning district. The bulk regulations for the R-4 zoning district are included below in Table I.

Table I: R-4 requirements.

Category	R-4 District
Lot Area	3,500 square feet per unit
Lot Width	20 feet per unit
Front Yard Setback	30-feet (perimeter)
Rear Yard Setback	30 feet
Side Yard Setback	15 feet (total)
Dwelling Units (DU) per Acre (maximum)	12 DU / acre

The applicant has indicated the units are to be owner-occupied. A total of 48 units are shown on the site plan. Building sizes shown include 4-unit and 2-unit buildings. Four (4) 2-plexes and ten (10) 4-plexes are proposed. Units will be mostly 3-bedroom approximately 1,700 – 2,300 square feet and some 4-bedroom units approximately 2,300 square feet in area. All buildings will be two-story buildings and will have a one-car-attached garage for each unit.

PARKING

A total of 96 parking spaces and 10 visitor spaces are required. The site plan identifies that 96 spaces are provided which includes 10 visitor spaces.

STREETS AND TRAIL

All units will be accessed by a public street (NW Hopewell Court) that runs north from NW Douglas Parkway. The development will be accessed from NW Douglas Parkway. Sidewalks will be provided internal to the site to provide pedestrian access.

UTILITIES

All units will be serviced by public utilities extended through the development. Stormwater detention will be provided in an existing detention pond in the parcel west of the site. The City of Waukee will be responsible for the maintenance of the pond and public utilities. Garbage and recycling services will be provided for each unit.

EASEMENTS

All proposed easements have been indicated on the final plat. All utilities are to be publicly owned and maintained. Landscape buffers will be installed along the east side of the development.

OPEN SPACE

A minimum of 20% open space is required for this project. The applicant is providing 57.4% of open space (3.26 acres).

BUILDING ELEVATIONS

Elevations of the various unit styles have been provided. The proposed units meet the requirements of the Site Plan Ordinance. Proposed materials include lap siding, board and batten, and stone. Color schemes provided include white, with various shades of brown to provide an architecturally pleasing style.

STAFF RECOMMENDATION

All proposed lots and units 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 preliminary plat, final plat and site plan for Walnut Crossing subject to remaining staff comments and review of the legal documents.