



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Remington Pointe Phase 2 – Preliminary Plat **PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: April 4, 2025

MEETING DATE: April 8, 2025

GENERAL INFORMATION

Owner: Phillips-Hamilton, Inc

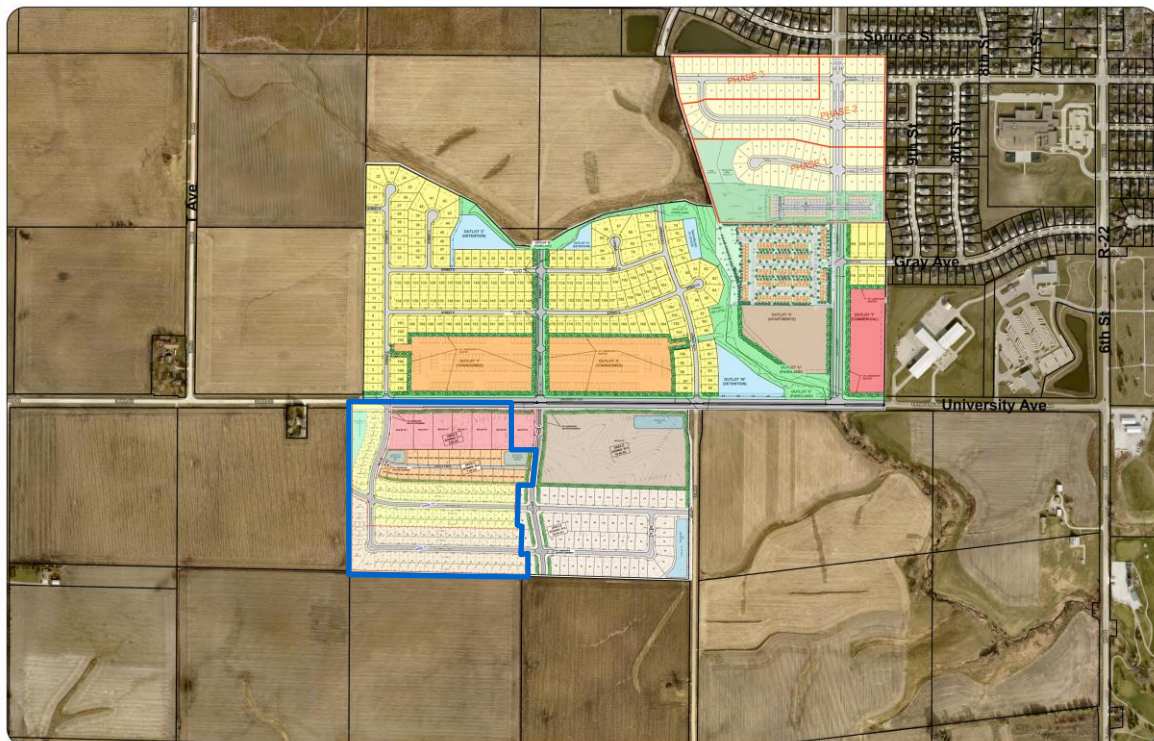
Applicant: Landmark Development Services

Owner’s Representative: Erin Ollendike, P.E. with Civil Design Advantage

Request: The applicant is requesting approval of a preliminary plat for a subdivision that includes single-family residential, townhome residential, and commercial development.

Location and Size: Property is generally located south of University Avenue and west of 17th Street, containing approximately 38.70-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, Medium Density Residential, High Density Residential, & Mixed Use	R-2 (One & Two Family Residential District), R-2 (One & Two Family Residential District) with a Planned Development Overlay, R-4 (Row Dwelling & Townhome Dwelling District), and C-1 (Community & Highway Service Commercial District)
North	Prairie Village Neighborhood	Single Family Residential, Medium Density Residential, High Density Residential, & Mixed Use	R-2 (One & Two Family Residential District) & R-4 (Row Dwelling & Townhome Dwelling District)
South	Vacant – Undeveloped	Single Family Residential & Medium Density Residential	A-1 (Agricultural District)
East	Remington Pointe Development	Single Family Residential, Medium Density Residential, High Density Residential, & Mixed Use	R-2 (One & Two Family Residential District), C-1 (Community & Highway Service Commercial District), and R-3 (Multi-Family Residential District)
West	Vacant – Undeveloped (Single Family Residential)	Single Family Residential	R-2 (One & Two Family Residential District) with a Planned Development Overlay

HISTORY

The property was annexed into the City of Waukee in early 2022. The property was originally rezoned in the fall of 2022. The property recently went through another rezoning to revise the R-2 and R-2/PD-1 boundaries. The recent rezoning allows for an additional 6 single-family lots for the overall Remington Pointe Development.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 88 lots for single-family residential development. A total of 42 lots are shown within the area proposed to be zoned R-2. All proposed lots within the R-2 district comply with the standard R-2 district requirements (summarized in Table 1 below). The remaining 46 lots are proposed to be smaller single-family lots that are subject to requirements of the Planned Development (summarized in Table 2 below). The preliminary plat identifies an outlot (Outlot ‘S’) for future townhome development and six outlots for future commercial development, along University Avenue (Outlots ‘T’, ‘U’, ‘V’, ‘W’, ‘X’, and ‘Y’).

The preliminary plat identifies a one outlot (Outlot ‘Z’) for stormwater detention. This outlot will all be owned and maintained by a homeowner’s association.

Several landscape buffers will be provided between the different zoning districts and along University Avenue.

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: R-2/PD-1 requirements.

Category	R-2/PD-1 (minimum)
Lot Area	6,000 square feet per
Lot Width	55 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet (total)

All proposed lots within the Planned Development Overlay area meet or exceed the minimums 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;
- 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% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (Royal Crest Double 4-inch or acceptable equivalent)
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

STREETS AND TRAILS

Several public streets will be provided as part of this development. Extensions of Werthman Drive and Bloomfield Drive will be included as part of plat improvements. In addition, a new public street, Countryside Way, will be included as part of plat improvements. A portion of the private street that will eventually provide access to the future townhome lots and the back of the future commercial lots will be extended as part of plat improvements.

A ten-foot-wide trail will be installed along the south side of Werthman Drive with individual lot development. Five-foot wide sidewalks will be provided along all other sides of all streets with individual lot development.

UTILITIES

Public utilities will be provided to this development. Private utilities will serve the townhome development. Stormwater detention will be provided within Outlot 'Z' and detention basins located within the previous phases of the Remington Pointe Development. These will all be owned and maintained by a homeowner's association.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated between the different zoning districts and along University Avenue.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland for the overall Remington Pointe Development is 6.75-acres. The applicant plans to provide this with a fee in lieu of land dedication.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential and Medium Density Residential 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. Medium Density Residential is defined as attached side-by-side townhome and rowhome products with densities ranging from 4 to 12 units per acre.

The proposed density of the single-family portion of the overall Remington Pointe development would be approximately 3.3 units per acre. The proposed density is consistent with the ranges identified in the Comprehensive Plan.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development, 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 Remington Pointe Phase 2 subject to remaining staff comments.