



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hope Springs – Preliminary Plat

PREPARED BY: Elizabeth Cramblet – Planner

REPORT DATE: April 4, 2025

MEETING DATE: April 8, 2025

GENERAL INFORMATION

Owner:

Hope K Farms, LLC

Applicant:

Civil Design Advantage

Owner's Representative:

Josh Trygstad, P.E. with Civil Design Advantage

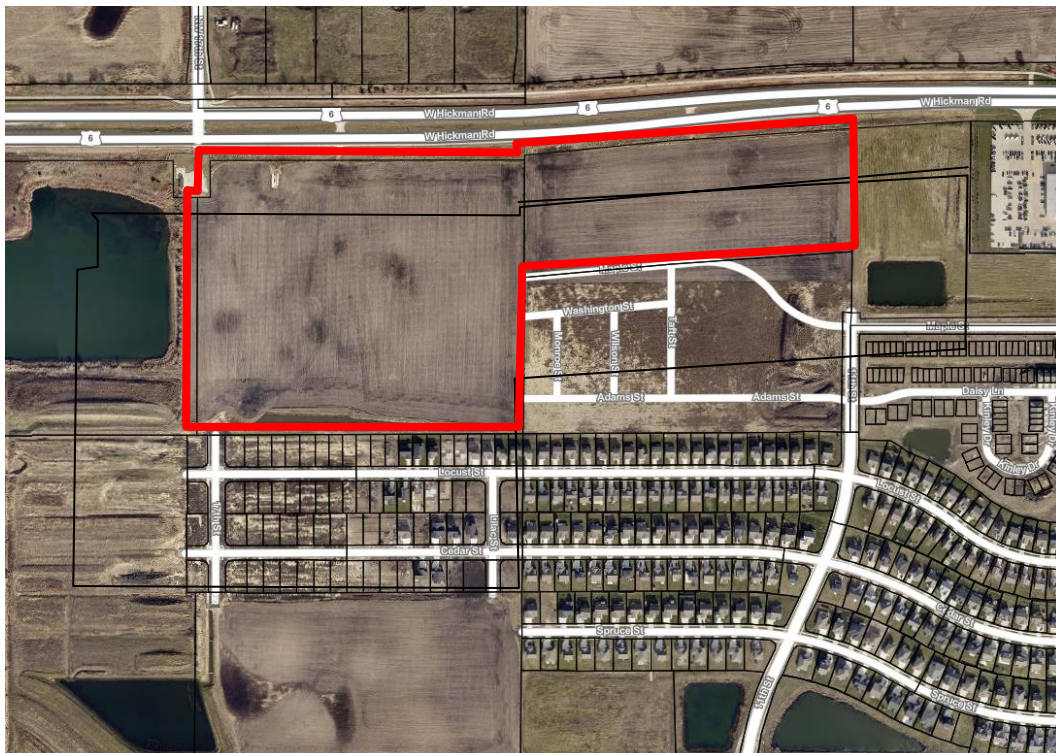
Request:

The applicant is requesting approval of a preliminary plat for a subdivision that includes townhome & rowhome residential, multi-family residential, and commercial development.

Location and Size:

Property is generally located south of W Hickman Road between 11th and 20th Street (excluding the Commonwealth property west of 11th Street), containing approximately 81.87-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	Mixed Use, Medium Density Residential, Open Space, & Wetland	C-1 (Community and Highway Service Commercial District), R-3 (Rental Multi-Family Residential District), & R-4 (Row Dwelling and Townhome Dwelling District)
North	Prairie Village Neighborhood	Mixed-Use and Light Industrial Office	A-1 (Agricultural District) and C-1 (Community and Highway Service Commercial District)
South	Vacant – Undeveloped	Single Family Residential, Medium Density Residential	A-1 (Agricultural District) and R-2 (One and Two-Family Residential District)(Planned Development District)
East	Vacant – Undeveloped (Future Civic Campus)	Mixed-Use and Medium Density Residential	C-1 (Community and Highway Service Commercial District) and A-1 (Agricultural District)
West	Vacant – Undeveloped	Technology Center	M-1 PD (Light Industrial District) and A-1 (Agricultural District)

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 14 lots, twelve of them for commercial development and two for residential development (townhomes on one and multi-family on the other). The 12 commercial lots are zoned C-1 (Community and Highway Service Commercial District). The two residential lots are zoned R-3 (Rental Multi-Family Residential District)(Lot 13) and R-4 (Row Dwelling & Townhome Dwelling District) (Lot 14). Future proposed lots within the R-3 and R-4 districts will need to comply with the standard R-3 and R-4 district requirements (summarized in Table 1 and 2 below).

There will be a stormwater detention pond within Lot 14 (zoned R-3) identified within a detention easement which will be privately maintained by a future homeowners association.

Table 1: Standard R-3 requirements.

Category	Standard R-2 (minimum)
Density	18 dwelling units per acre
Lot Width	75 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet (total)
Height	3 stories or 45 feet

Table 2: Standard R-4 requirements.

Category	R-2/PD-1 (minimum)
Density	3,500 square feet per unit
Lot Width	20 feet per unit; 75 feet overall
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	12 feet (total) for townhomes 15 feet (total) for any other principal building
Height	3 stories or 400 feet

STREETS AND TRAILS

A number of public streets will be provided as part of this development. An extension of 11th Street and 17th Street will be included as part of plat improvements. In addition, Maple Street will be expanded to run between 11th Street and 20th Street as shown on the preliminary plat.

A ten-foot-wide trail will be installed along the west side of 17th Street. Five-foot wide sidewalks will be provided on both sides of 11th Street where it is adjacent to the outlot northeast of the area known as Commonwealth Place (townhome project) as part of the improvements.

UTILITIES

Public and private utilities are shown on the plat. Stormwater detention will be provided in the northeast corner within lot 14 which will be privately maintained by a future homeowners 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 17th Street and Maple Street.

PARKLAND DEDICATION

Parkland dedication requirements will apply to future proposed projects within the residentially zoned lots (Lots 13 and 14).

COMPREHENSIVE PLAN

The subject property is classified as Mixed Use, Medium Density Residential, and Wetland in the Imagine Waukee 2040: Comprehensive Plan. Medium Density Residential is defined as attached side-by-side townhome and rowhome products with densities ranging from 4 to 12 units per acre. Mixed-Use is defined as a mixture of office, retail, or residential land uses in areas along key transportation corridors and between key nodes.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance. The preliminary plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the preliminary plat for Hope Springs subject to remaining staff comments.