

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	R-2 (One & Two Family Residential District), R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay), R-3 (Multi-Family Residential District), and R-4 (Row Dwelling & Townhome Dwelling District)
North	New Waukee Public Safety Building	Single Family Residential	A-1 (Agricultural District)
South	Undeveloped / Townhomes (Redwood at Waukee Hickman Road)	Single Family Residential	A-1 (Agricultural District) & R-4 (Row Dwelling & Townhome Dwelling District)
East	Single Family Residential (Stratford Crossing)	Single Family Residential	R-2 (One & Two Family Residential District)
West	Apple	Technology Center	M-1/PD-1 (Light Industrial District with a Planned Development Overlay)

HISTORY

The subject property was rezoned from A-1 to R-2, R-2/PD-1, R-3, and R-4 in 2022. The site was previously used for agriculture and is currently vacant land.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 106 single family lots. A total of 61 lots are shown within the area zoned R-2. All proposed lots within the R-2 district comply with the standard R-2 district requirements. The remaining 45 lots are proposed to be smaller lots that are subject to requirements of the Planned Development. Tables 1 and 2 below summarize the standards for the R-2 and R-2/PD-1 districts.

The preliminary plat identifies three outlots. Outlot X is 12.42-acres in area and zoned R-4 for future townhome residential development. Outlot Y is 3.87-acres in area and zoned R-3. Outlot Y will be dedicated to the City for future parkland development. Outlot Z is 15.10-acres in area and zoned R-3 for future multi-family residential development. Tables 3 and 4 below summarize the standards for the R-3 and R-4 districts.

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	Standard R-2/PD-1 (minimum)
Lot Area	7,200 square feet per
Lot Width	55 feet
Front Yard Setback	30 feet
Rear Yard Setback	25 feet
Side Yard Setback	10 feet (total)

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 attached 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 15% brick or stone on the front street facing facade;
- Specific requirements for the use of vinyl siding and trim elements;
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

Table 3: Standard R-3 requirements.

Category	Standard R-3 (minimum)
Lot Width	75 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet

Table 4: Standard R-4 requirements.

Category	Standard R-4 (minimum)
Lot Area	3,500 square feet per unit
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet

STREETS AND TRAILS

An extension of NW 17th Street will be included as part of the plat improvements. In addition, multiple new public streets are shown providing access throughout the plat. A 10-foot-wide trail will be extended into the plat from the existing trail along the east side of NW 17th Street. A 10-foot-wide trail will also be provided along the east side of NW 20th Street, adjacent to the plat. Five-foot wide sidewalks will be provided along all other sides of all streets with individual lot development.

UTILITIES

Public utilities will serve the proposed development. Water will be extended from the existing water mains located along both NW 17th Street and NW 20th Street. Sanitary sewer will be extended from the existing main located along NW 20th Street. Stormwater detention will be provided within a detention pond located in the southeast corner of the plat, within Outlot X.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Several landscape buffer easements will be provided. A landscape buffer will be provided along the northeast side of the plat, along Outlot Y and Outlot X. A landscape buffer will be provided along the west side of the plat, adjacent to NW 20th Street. A landscape buffer will also be provided along the south side of Outlot Z and along the west side of Outlot X, adjacent to the public street.

PARKLAND DEDICATION

Parkland dedication requirements apply to the project because of its residential nature. The required amount of parkland is 7.42-acres. An area of approximately 3.87-acres at the northeast side of the plat, labeled as Outlot Y, is identified as parkland dedication. The applicant intends to provide the remaining portion of parkland with a fee in lieu of land dedication.

COMPREHENSIVE PLAN

The subject property is classified as Single Family 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. The proposed density of the single-family portion of the project would be approximately 3.56 units per acre. In addition, the proposed plat demonstrates a variety of lot sizes for homes to be built upon. The development will also provide varying price points for homebuyers.

Although R-3 (Multi-Family Residential District) and R-4 (Row Dwelling & Townhome Dwelling 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 uses of the property is generally consistent with the Comprehensive Plan and with existing surrounding land uses. Staff recommends approval of the preliminary plat for The South 60 subject to remaining staff comments.