



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Remington Pointe Plat 4 – Final Plat

PREPARED BY: Andy Kass, AICP – Community Development Director

REPORT DATE: August 8, 2025

MEETING DATE: August 12, 2025

GENERAL INFORMATION

Owner/Applicant:

Remington Pointe, LLC

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage

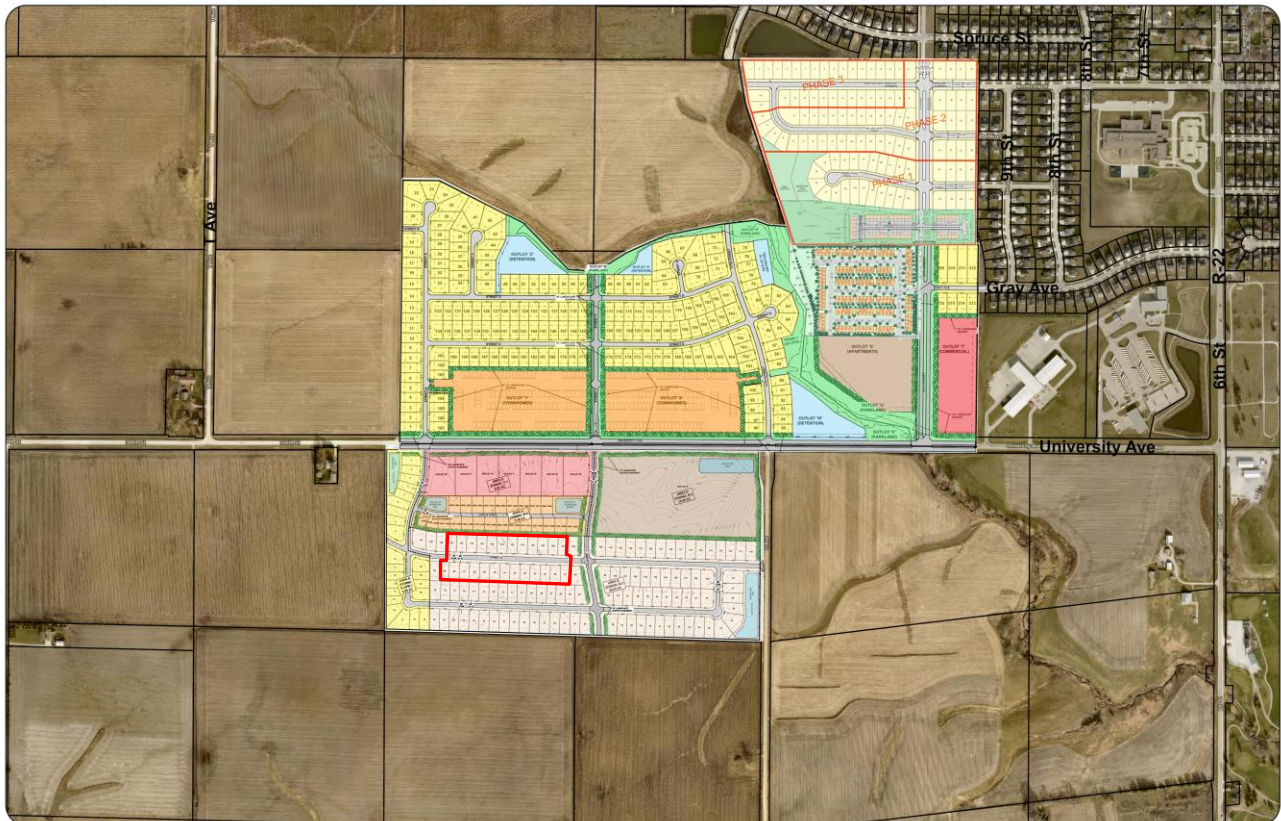
Request:

The applicant is requesting approval of a final plat for a subdivision that includes single-family residential development.

Location and Size:

Property is generally located south of University Avenue and west of 17th Street, containing approximately 5.41-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-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	High Density Residential	R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)
East	Vacant – Undeveloped (Future Civic Campus)	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property was rezoned from R-2 to R-2/PD-1 in March 2025 and a revised preliminary plat for Remington Pointe was approved in April 2025.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 24 lots for single-family residential development. The lots range in size from 7,425 square feet to 8,100 square feet. Lot widths range from 55-feet to 60-feet. All proposed lots meet or exceed the minimum requirements of the R-2/PD-1 zoning district.

Table I below summarizes the bulk regulations for the R-2/PD-1 zoning district:

Table I: R-2/PD-1 requirements.

Category	Standard 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)

STREETS AND TRAIL

An extension of Werthman Drive is under construction. Werthman Drive is a public street that will be dedicated to the City of Waukee for ownership and maintenance.

Ten-foot-wide trails will be provided along the south side of Werthman Drive with individual lot development. Five-foot wide sidewalks will be provided along the north side of Werthman Drive with individual lot development.

UTILITIES

Public utilities will service the proposed development. Sanitary sewer and water will be provided from area mains. Stormwater detention will be provided in an offsite detention area which will be owned and maintained by a homeowner’s association.

EASEMENTS

All proposed easements have been indicated on the final plat.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The applicant proposes to provide this 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 final plat would be approximately 4.43 units per acre.

STAFF RECOMMENDATION

All proposed lots 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 final plat for Remington Pointe Plat 4 subject to remaining staff comments, review of the legal documents, and completion of public improvements.