



**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single Family Residential	R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay)
North	Vacant – Undeveloped	Single Family Residential / Open Space	A-1 (Agricultural District) and R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay)
South	Single-Family Residential (Fox Creek Meadows) / Institutional (Waukee Schools)	Single Family Residential	R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay) and A-1 (Agricultural District)
East	Open Space	Open Space	A-1 (Agricultural District)
West	Vacant – Undeveloped	Single Family Residential / Open Space	A-1 (Agricultural District)

**HISTORY**

The property was rezoned from A-1 to R-2/PD-1 in November 2024. A preliminary plat was approved in December 2024. The public improvements are currently being constructed and should be completed soon.

**PROJECT DESCRIPTION**

**LOTS**

The final plat indicates a total of 60 lots for single family residential development. All lots are zoned R-2/PD-1, One and Two Family Residential District with a Planned Development Overlay. The lots range in size from 7,803 square feet to 17,550 square feet. All lots meet or exceed the minimum requirements of the R-2/PD-1 zoning. The table below summarizes the minimum requirements for the lots within the plat.

Category	R-2/PD-1 (minimum)
<b>Lot Area</b>	6,000 square feet for lots less than 65-feet in width; 8,000 square feet for all other remaining lots
<b>Lot Width</b>	Maximum of 30% of lots – 55 feet; Maximum of 15% of lots – 60 feet; All other lots – 65 feet
<b>Front Yard Setback</b>	25 feet
<b>Rear Yard Setback</b>	25 feet
<b>Side Yard Setback</b>	10 feet (total)

The proposed lots are subject to the following requirements of the Planned Development when they are developed:

- Minimum two car garage
- Adjacent lots cannot share the same building elevation
- Minimum of 25% brick, stone, and/or stucco on the front street facing elevation
- Vinyl siding shall be permitted utilizing Royal Crest Double 4-inch (102 mm) Traditional Profile or reasonable equivalent
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development

### **STREETS AND TRAILS**

A slight extension of NW Sproul Drive is included with this plat. Two new public streets are included with this plat, NW Hillcrest Boulevard and NW Trailridge Lane.

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

### **UTILITIES**

Utilities will be extended to provide service to each lot. Storm water detention will be provided within the floodplain/greenway area that runs from the northwest to the southeast corner of the site. The greenway area is owned by the City of Waukeee.

### **PARKLAND**

Parkland dedication requirements have been met with the dedication of 7.26-acres of land with the City of Waukeee's purchase agreement for the greenbelt parcel.

### **STAFF RECOMMENDATION**

Staff recommends approval of the final plat for Trailridge Creek Plat I subject to remaining staff comments, review of the legal documents, and completion of public improvements.