



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Castleton Pointe – Preliminary Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** October 24, 2025

**MEETING DATE:** October 28, 2025

### GENERAL INFORMATION

**Owner/Applicant:**

Waukeee Commons, LC

**Owner's Representative:**

Paul Clausen, PE with Civil Engineering Consultants, Inc.

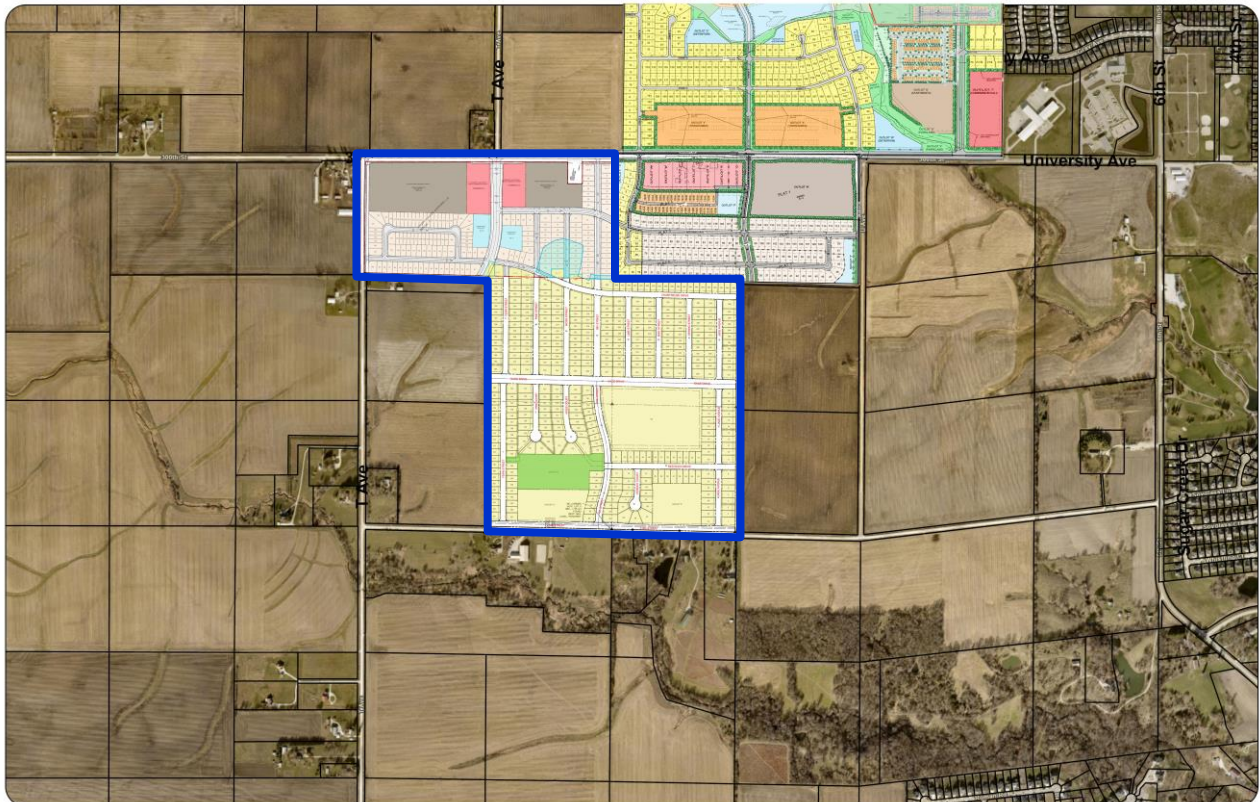
**Request:**

The applicant is requesting approval of a preliminary plat for a subdivision consisting of single-family residential, multi-family residential and commercial.

**Location and Size:**

Property is generally located south of 300<sup>th</sup> Street/University Avenue and east of T Avenue, containing approximately 230.55-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 / Park / Open Space	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 C-1 (Community & Highway Service Commercial District)
North	Vacant – Undeveloped	Technology Center / Single Family Residential	M-1/PD-1 (Light Industrial District with a Planned Development Overlay) & A-1 (Agricultural District)
South	Undeveloped / Dallas County	Single Family Residential	R-2 (One & Two Family Residential District) & Dallas County
East	Vacant – Undeveloped / Single-Family Residential (Remington Pointe)	Single Family Residential	R-2 (One & Two Family Residential District) and R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay)
West	Agricultural / Dallas County	Single Family Residential	N/A Dallas County

**HISTORY**

The property was annexed into the City of Waukee in September 2023. The subject property was recently rezoned from A-1, Agricultural District.

**PROJECT DESCRIPTION**

**LOTS**

The preliminary plat identifies a total of 530 single-family lots, 48 duplex lots, 2 outlots for future multi-family residential development and 2 outlots for commercial development. Out of the 530 single family lots, 412 lots are zoned R-2, One & Two Family Residential District. The remaining 118 single family lots are smaller lots subject to the 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 11 outlots. Outlots T, U, V, W, Y and Z are for stormwater detention and include detention ponds to be owned and maintained by the homeowner’s association. Outlot X will be dedicated to the City for future parkland development. Outlot X is 7.28-acres in area. Outlots P and S are zoned R-3 for future multi-family residential development. Outlot P is 12.57-acres in area and Outlot S is 5.73-acres in area. Outlots Q and R are zoned C-1 for future commercial development. Outlot Q is 3.14-acres in area and Outlot R is 2.60-acres in area. Tables 3 and 4 below summarize the standards for the R-3 and C-1 districts.

**Table 1: Standard R-2 requirements.**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet per
<b>Lot Width</b>	65 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

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

Category	Single-Family R-2/PD-I (minimum)	Two-Family R-2/PD-I (minimum)
<b>Lot Area</b>	6,000 square feet per	5,000 square feet (per individual lot)
<b>Lot Width</b>	55 feet	40 feet (per individual lot)
<b>Front Yard Setback</b>	30 feet	30 feet
<b>Rear Yard Setback</b>	25 feet	25 feet
<b>Side Yard Setback</b>	10 feet (total)	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 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 prohibited
- 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)
<b>Lot Width</b>	75 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet

**Table 4: Standard C-1 requirements.**

Category	Standard C-1 (minimum)
<b>Lot Width</b>	No minimum
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	No minimum except when adjacent to any R District, the minimum side yard setback shall be 30 feet

**STREETS AND TRAIL**

Several new public streets will be provided as part of this development. 20<sup>th</sup> Street is a minor arterial and will include a ten-foot-wide trail along the west side of it. A ten-foot-wide trail will be provided along the south sides of both Werthman Drive and Sage Drive. A ten-foot-wide trail will be provided along the east side of 18<sup>th</sup> Street. A ten-foot-wide trail will also be provided along the north side of 310<sup>th</sup> Street at the south side of the plat. Five-foot-wide sidewalks will be provided along all other sides of all streets.

## **UTILITIES**

Public utilities will serve the proposed lots. Extensions will be provided from the existing mains located along both University and 310<sup>th</sup> Street. Stormwater management will be provided within the six outlots designated for stormwater ponds located throughout the plat. These ponds will be owned and maintained by the homeowner's association.

## **EASEMENTS**

All proposed easements have been indicated on the preliminary plat. Several landscape buffer easements will be provided between the different zoning districts throughout the plat.

## **PARKLAND DEDICATION**

Parkland dedication requirements apply to the project because of its residential nature. The required amount of parkland is 14.80-acres based upon the proposed number of lots shown and what the allowable maximum density is for the R-3 area. An area of approximately 7.27-acres at the south side of the plat, labeled as Outlot X, 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, Park and Open Space 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 3.53 units per acre.

Although R-3 (Multi-Family Residential District) and C-1 (Community & Highway Service Commercial 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 as well as opportunities for commercial.

## **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 use of the property is generally consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat for Castleton Pointe subject to remaining staff comments.