



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Fox Valley – Revised Preliminary Plat

PREPARED BY: Andy Kass AICP, Community Development Director

REPORT DATE: November 7, 2025

MEETING DATE: November 12, 2025

GENERAL INFORMATION

Applicant:

Element 119

Owner:

Fox Valley Development, LLC

Owner's Representative:

Jared Murray, P.E. with Civil Design Advantage

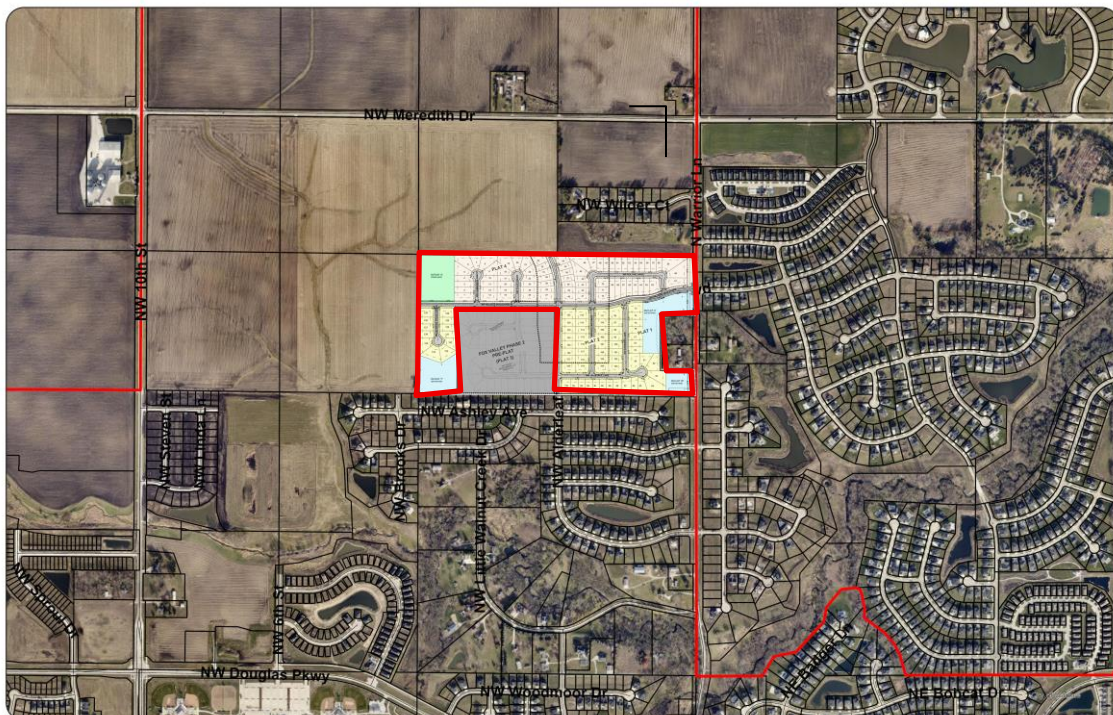
Request:

The applicant is requesting approval of a revised preliminary plat for a single-family residential subdivision.

Location and Size:

Property is generally located south of NW Meredith Drive and west of N. Warrior Lane, containing approximately 58.21-acres.

AREA MAP



LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single-Family / Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District) & R-2 (One & Two Family Residential District)/ PD-1 (Planned Development Overlay)
North	Undeveloped / Existing Acreage	Single Family Residential	A-1 (Agricultural District)
South	Ashley Acres Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
East	Undeveloped / Existing Acreage	Undefined / City of Clive	City of Clive
West	Undeveloped - Vacant	Single Family Residential	A-1 (Agricultural District)

HISTORY

The initial preliminary plat for Fox Valley was approved in 2021. Since the initial preliminary plat was approved, the developer has completed the first phase of the development and has improvements for phase 2 under construction. The applicant has submitted a revised preliminary plat to modify the location for future parkland and storm water detention areas.

PROJECT DESCRIPTION

LOTS

The revised preliminary plat identifies a total of 139 lots that are intended for single family residential development. The original preliminary plat identified 148 lots. A total of 66 lots are zoned R-2. All proposed lots within the R-2 district comply with the standard R-2 district requirements. The remaining 72 lots are zoned R-2/PD-1 and 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. Landscape buffers will be required along the north and south sides of NW Hillside Boulevard and on the west side of N. Warrior Lane.

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-I requirements.

Category	Standard R-2/PD-I (minimum)
Lot Area	7,000 square feet per
Lot Width	55 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 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 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 25% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (4-inch traditional profile, trim elements to be at least 3.5-inch wide, and the requirement to incorporate decorative materials onto front facades)
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

STREETS AND TRAIL

A number of public street extensions will occur as part of this development. Two main collector streets will provide primary access in and out of the development. Portions of NW Hillside Boulevard and NW Alderleaf Drive were previously completed with the first phase of the development and provide connections to Warrior Lane and to the Ashley Acres development to the south. All other streets within the development are local streets. A 10-foot-wide trail will be required along the south side of NW Hillside Boulevard.

UTILITIES

Public utilities will service the proposed development. Extensions of sanitary sewer and public water have been completed or are underway. Outlots W, X, and Y will provide stormwater detention for the subdivision. A homeowners association has been established for the ownership and maintenance of the ponds.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated on the lots that are adjacent to N. Warrior Lane and NW Hillside Boulevard.

PARKLAND DEDCIATION

Parkland dedication requirements will apply to this development because of its residential nature. The required amount of parkland is 3.68-acres. Outlot Z is shown in the northwest corner of the development and is 3.47-acres in area. The applicant has proposed to satisfy the remaining balance of parkland with a fee in lieu of additional land dedication. Previously, the parkland was proposed in the southwest corner of the development at the end of NW Morning Trace Circle. Planning staff have reviewed the relocation of the parkland with Parks & Recreation Department staff and parks staff support the relocation of the future parkland.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the revised preliminary plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the

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Comprehensive Plan. Staff recommends approval of the revised preliminary plat for Fox Valley subject to remaining staff comments.