PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Fox Valley Plat 2 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: November 7, 2025

MEETING DATE: November 12, 2025

GENERAL INFORMATION

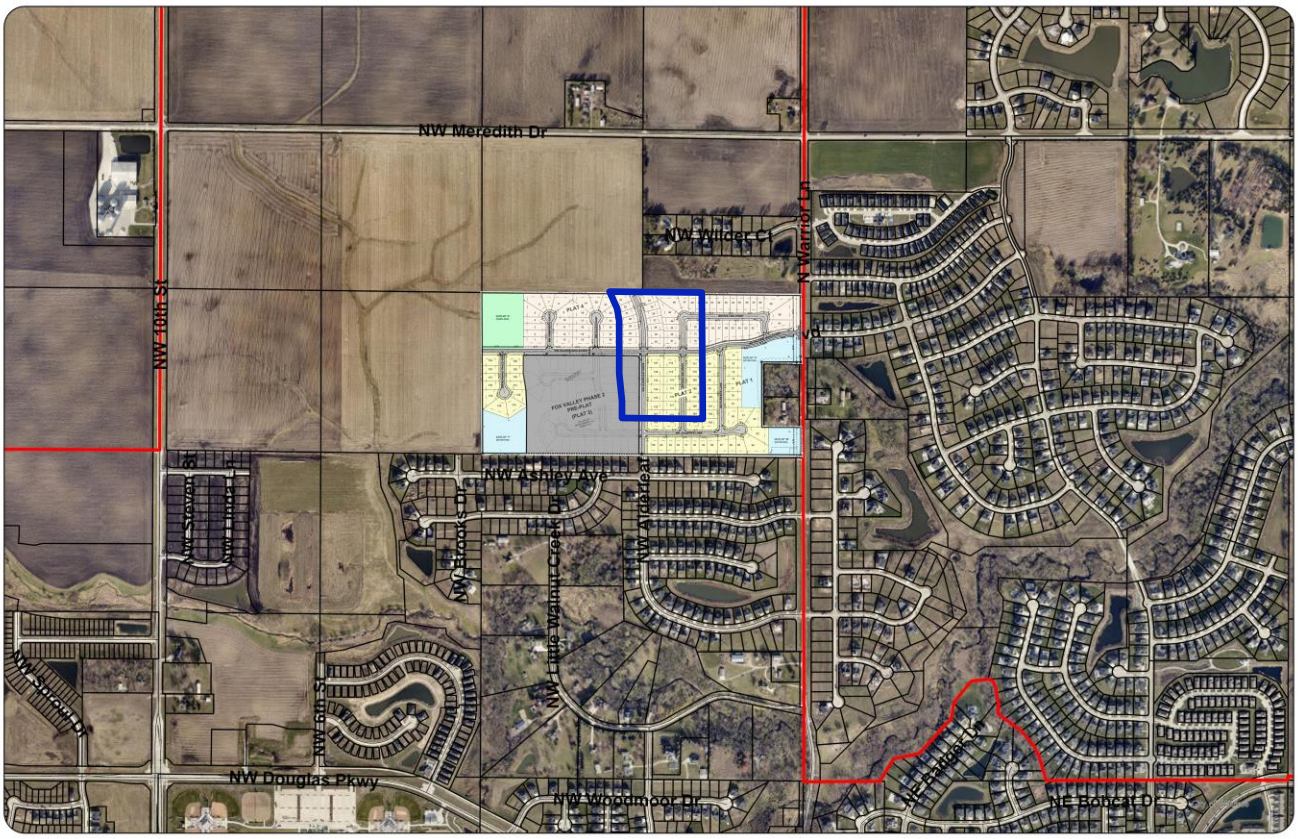
Owner/Applicant: Element 119

Owner's Representative: Jared Murray, P.E. with Civil Design Advantage, LLC

Request: The applicant is requesting approval of a final plat for a subdivision consisting of single-family residential development.

Location and Size: Property is generally located south of Meredith Drive and west of Warrior Lane, containing approximately 16.06-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	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	Single-Family Residential	Single-Family Residential	R-2 (One & Two Family Residential District)
East	Single-Family Residential	Single-Family Residential	R-2 (One & Two Family Residential District) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
West	Vacant - Undeveloped	Single-Family Residential	R-2 (One & Two Family Residential District) & R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property was rezoned from A-1 to R-2 and R-2/PD-1 in March 2021.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 54 lots that are intended for single-family residential development. Lots 27-54 are zoned R-2 and lots 1-26 are zoned R-2/PD-1. The lots range in size from 7,150 square feet to 18,466 square feet. All proposed lots meet or exceed the minimum requirements of the R-2 and R-2/PD-1 zoning districts.

Tables 1 and 2 below summarize the bulk regulations for each of the zoning 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	R-2/PD-1 (minimum)
Lot Area	7,000 square feet
Lot Width	55 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet (total)

The lots zoned R-2/PD-1 are subject to the following requirements of the Planned Development when they are 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

Several extensions to existing public streets will be provided as part of this development. A 10-foot-wide trail will be provided along the south side of NW Hillside Boulevard. Five-foot-wide sidewalks will be provided along all other sides of all streets with individual lot development.

UTILITIES

Public utilities will be extended to provide service to each lot. Storm water detention will be provided in a detention basin located offsite to the west.

EASEMENTS

All proposed easements have been indicated on the final plat. Landscape buffer easements have been indicated along all lots that are adjacent to NW Hillside Boulevard.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 1.05-acres. Parkland will be dedicated with future phases of the Fox Valley development to the west.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential in the Imagine Waukee 2040: Comprehensive Plan. The comprehensive plan defines single family residential 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.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and Planned Development, 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 Fox Valley Plat 2 subject to remaining staff comments, review of the legal documents, and completion of public improvements.