



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Hope Springs Plat 1 – Final Plat

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

**REPORT DATE:** January 23, 2026

**MEETING DATE:** January 27, 2026

### GENERAL INFORMATION

**Owner/Applicant:**

Hope K Farms LLC

**Owner's Representative:**

Josh Trygstad, P.E. with Civil Design Advantage

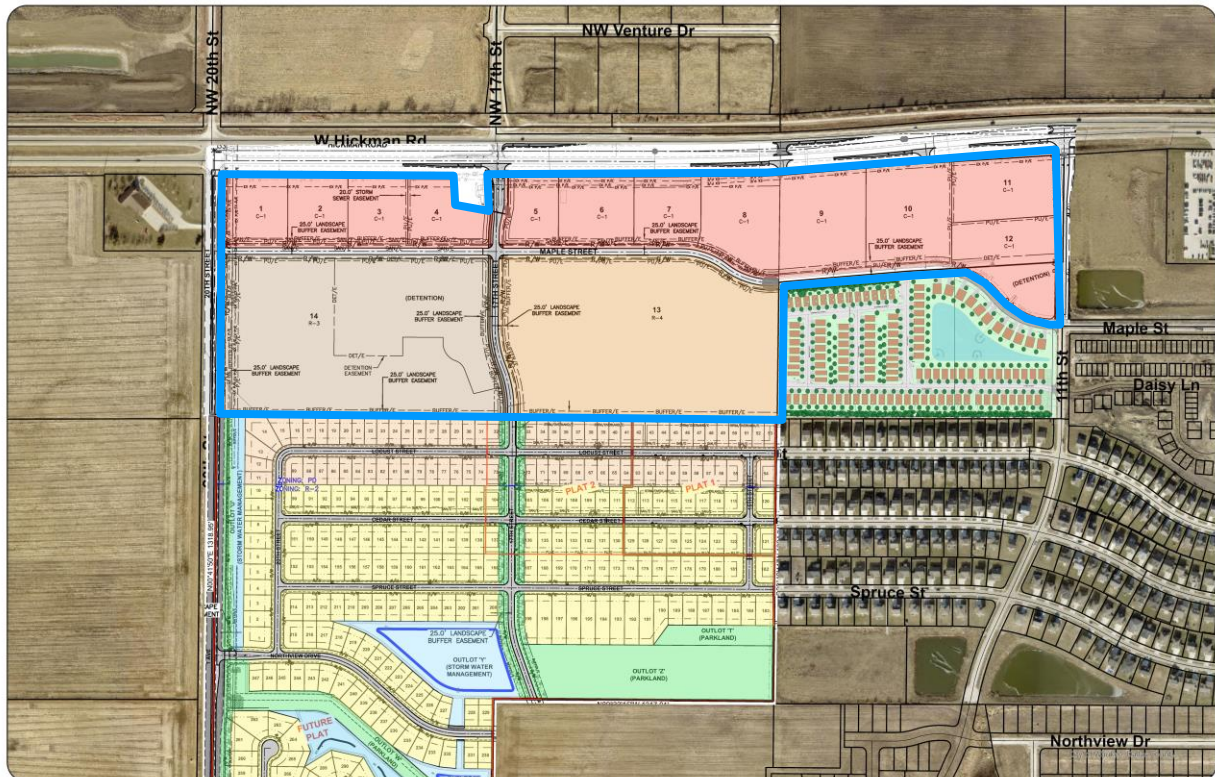
**Request:**

The applicant is requesting approval of a final plat for a subdivision that includes multi-family residential, townhome residential, and commercial development.

**Location and Size:**

Property is generally located south of W Hickman Road between 11<sup>th</sup> and 20<sup>th</sup> Street, containing approximately 83.06-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	Mixed Use, Medium Density Residential, Open Space, & Wetland	C-1 (Community and Highway Service Commercial District), R-3 (Multi-Family Residential District), & R-4 (Row Dwelling and Townhome Dwelling District)
North	Vacant – Undeveloped	Mixed-Use and Light Industrial Office	A-1 (Agricultural District) and C-1 (Community and Highway Service Commercial District)
South	Single-Family Residential	Single Family Residential, Medium Density Residential	R-2 (One and Two-Family Residential District) / PD-1 (Planned Development Overlay District)
East	Vacant – Undeveloped / Future Commonwealth Place (Detached Townhomes)	Mixed-Use and Medium Density Residential	C-1 (Community and Highway Service Commercial District and R-4 (Row Dwelling and Townhome Dwelling District)
West	Vacant – Undeveloped / Waukee Christian Church	Technology Center	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay District) and A-1 (Agricultural District)

**PROJECT DESCRIPTION**

**LOTS**

The final plat identifies a total of 7 lots, 6 lots for commercial development and one lot for townhome residential development (Lot 7). The plat also includes two outlots for future development. Outlot Y (6.97-acres) is for future commercial development and Outlot Z (32.80-acres) is for both future multi-family residential and future commercial development. The commercial lots (Lots 1-6) range in size from 1.74 to 4.26-acres in area. The townhome residential lot (Lot 7) is 20.38-acres in area. The final plat also includes three outlots for street right-of-way (Outlots V, W and X). Outlots V and W are to be deeded to the Iowa Department of Transportation. Outlot X will be a future street lot (11<sup>th</sup> Street) to be deeded to the City of Waukee.

All of the proposed lots meet the requirements of the respective zoning districts.

Stormwater detention will be provided within a large pond located within Outlot Z of the proposed plat as well as a smaller pond located within Outlot Y of the proposed plat. The ponds will be privately owned and maintained by an owner’s association.

## **STREETS AND TRAILS**

Extensions of Maple Street and 17th Street will be included as part of plat improvements.

A ten-foot-wide trail will be installed along the west side of 17th Street.

## **UTILITIES**

Public utilities will be extended throughout the plat. The stormwater management areas will be owned and maintained by an owner's association

## **EASEMENTS**

All proposed easements have been indicated on the final plat. Landscape buffer easements have been indicated between the different zoning districts and along 17<sup>th</sup> Street and Maple Street.

## **PARKLAND DEDICATION**

Parkland dedication requirements apply to Lot 7 as it is zoned residential. Based on the number of units proposed with the site plan for Lot 7 (133 units), the required amount of parkland dedication is 1.95-acres. The applicant proposes to satisfy the parkland dedication requirement with a fee in lieu of land dedication.

The multi-family portion of Outlot Z will also be required to provide parkland dedication at time of future development.

## **COMPREHENSIVE PLAN**

The subject property is classified as Mixed Use, Medium Density Residential, and Wetland in the Imagine Waukeee 2040: Comprehensive Plan. Medium Density Residential is defined as attached side-by-side townhome and rowhome products with densities ranging from 4 to 12 units per acre. Mixed-Use is defined as a mixture of office, retail, or residential land uses in areas along key transportation corridors and between key nodes.

## **STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance and the final plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the final plat for Hope Springs Plat I subject to remaining staff comments, review of the legal documents and completion of public improvements.