



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Remington Pointe Plats 8 and 9 – Final Plats

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

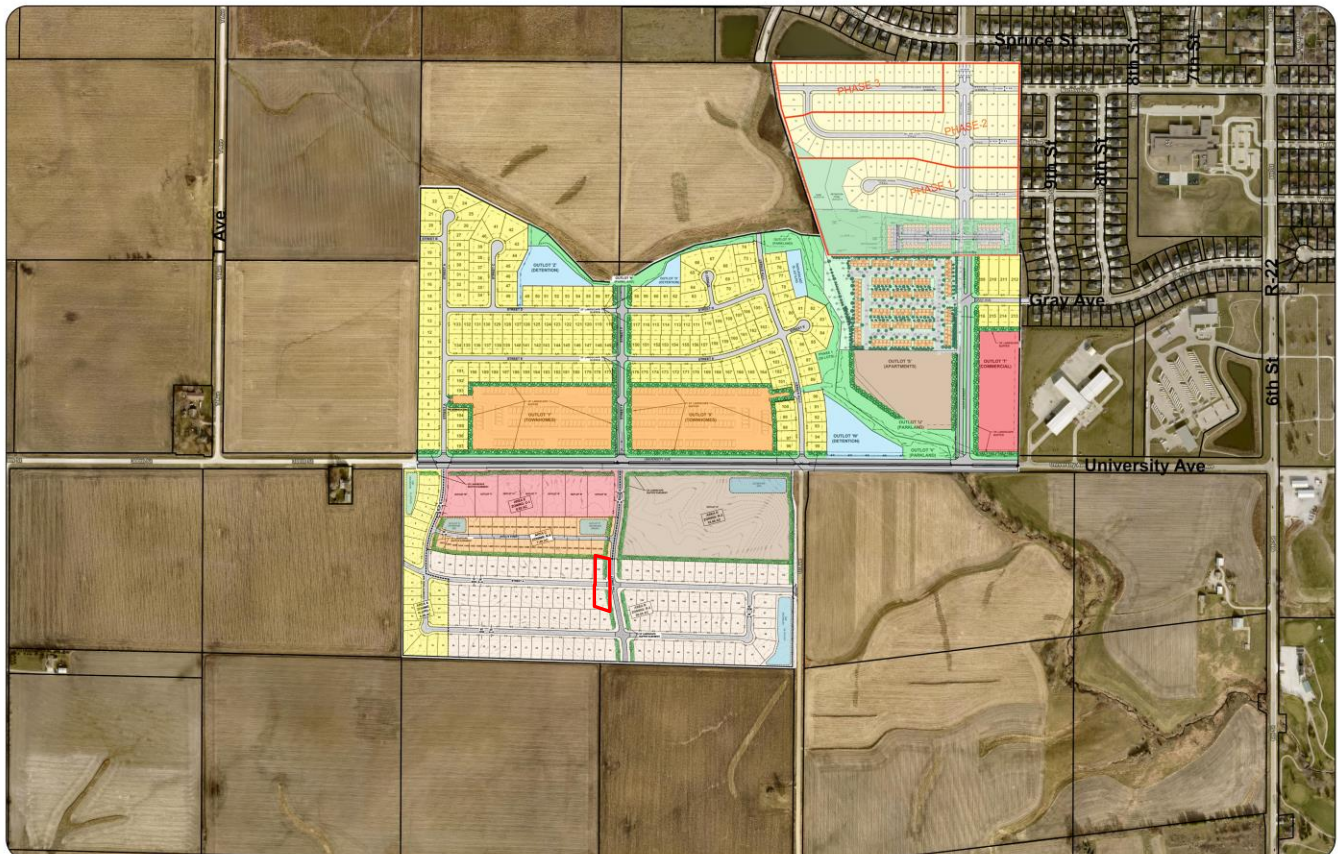
**REPORT DATE:** January 23, 2026

**MEETING DATE:** January 27, 2026

### GENERAL INFORMATION

- Owner/Applicant:** Remington Pointe, LLC
- Owner's Representative:** Erin Ollendike, P.E. with Civil Design Advantage
- Request:** The applicant is requesting approval of final plats for single-family residential development.
- Location and Size:** Property is generally located south of University Avenue and west of 17<sup>th</sup> Street, containing approximately 0.58-acres.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **RED**).

**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)
North	Vacant – Undeveloped	High Density Residential	R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)
East	Single-Family Residential	Single Family Residential	R-2 (One & Two Family Residential District)
West	Single-Family Residential	Single Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)

**HISTORY**

The subject properties were originally platted as Lots 1 and 31 of Remington Pointe Plat 2. Recently a final plat was approved and platted for Remington Pointe Plat 4, located adjacent to these properties, just to the west. The most eastern two lots within Remington Pointe Plat 4 (Lots 12 and 13) included taking portions from the subject properties and platting them with Plat 4. This left remaining portions of Lots 1 and 31 of Remington Pointe Plat 2. The purpose of the proposed final plats for Remington Pointe Plats 8 and 9 is to clean up the remainder of the lots left from platting with Plat 4.

**PROJECT DESCRIPTION**

**LOTS**

Each of the final plats include one lot for single-family residential development. The lot with Plat 8 is 12,572 square feet in area and the lot with Plat 9 is 11,728 square feet in area.

Both proposed lots meet or exceed the minimum requirements of the R-2 zoning district.

Table I below summarizes the bulk regulations for the R-2 zoning district:

**Table I: 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)

**STREETS AND TRAIL**

No changes are proposed to the existing streets or trails. The public improvements have already been completed with the Remington Pointe Plat 2 improvements.

**UTILITIES**

All public utilities will service both lots. Stormwater detention will be provided in an offsite detention area which will be owned and maintained by a homeowner's association.

**EASEMENTS**

No new easements are proposed. All easements have already been recorded with the final plat for Remington Pointe Plat 2.

**PARKLAND DEDICATION**

Parkland dedication requirements have already been satisfied with the final plat for Remington Pointe Plat 2.

**COMPREHENSIVE PLAN**

The subject property is classified as Single Family Residential 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 final plat is in conformance with the comprehensive plan.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, both final plats are 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 plats for Remington Pointe Plat 8 and Remington Pointe Plat 9 subject to remaining staff comments and review of the legal documents.