



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Fox Creek Estates Plat 5 – Preliminary Plat

DATE: July 23, 2013

GENERAL INFORMATION:

Applicant: Perfect Acres L.C.

Requested Action Preliminary Plat Approval

Location and Size: Property generally located east of N. Warrior Lane and north of NE Fox Run Trail containing approximately 24.00 acres.

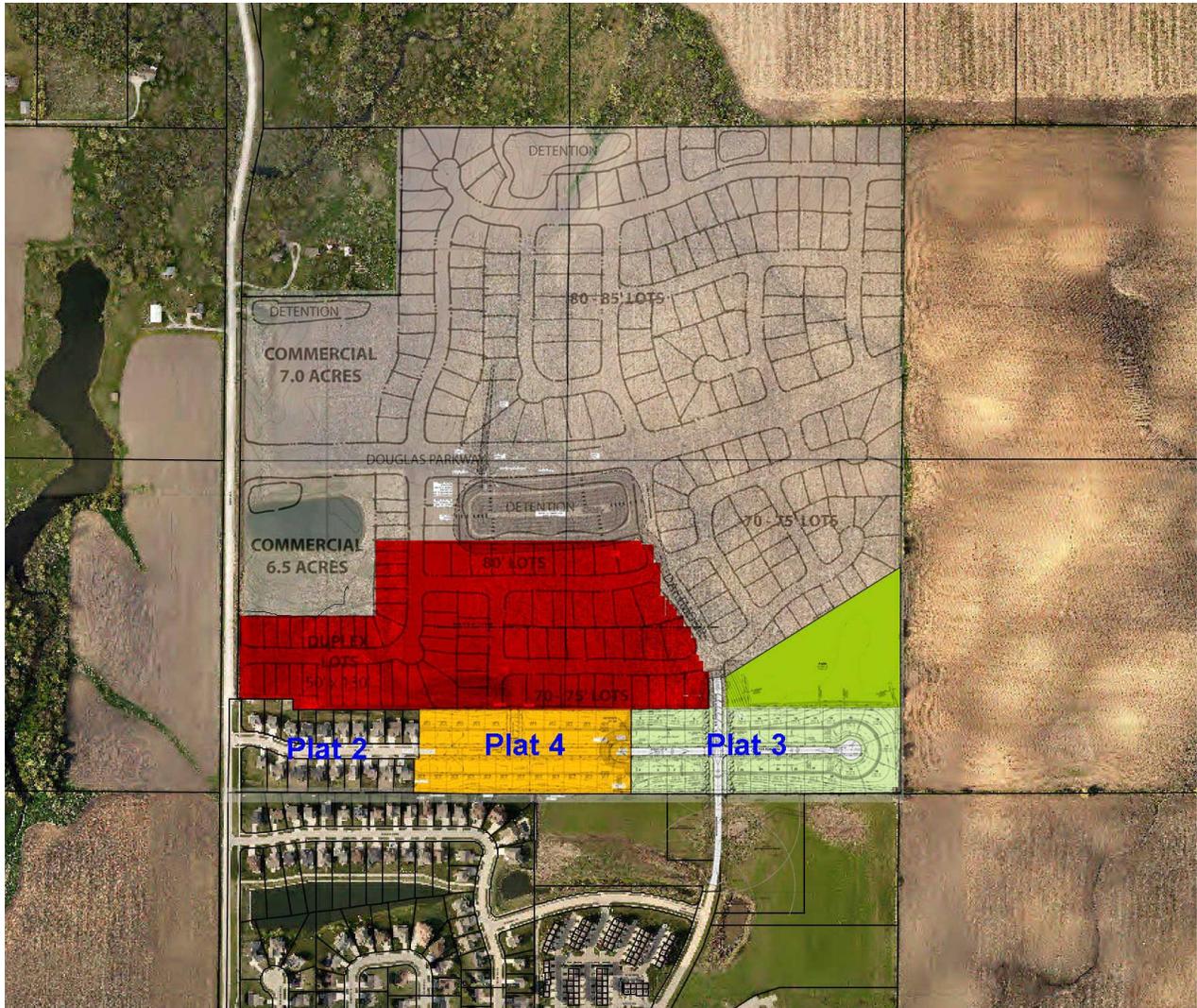
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Neighborhood Residential	R-2*
North	Vacant / Undeveloped	Neighborhood Residential	R-3*
South	Fox Creek Estates Plat 2/4	Neighborhood Residential	R-4
East	Vacant/Undeveloped	Neighborhood Residential	R-2*
West	Agricultural	Neighborhood Residential	A-1

***Pending City Council Approval of the Rezoning Request**

BACKGROUND:

The subject property is a part of the Fox Creek Estates Development that was originally rezoned in August 2006. The City Council will take final action on a revised rezoning request to accommodate additional single family homes on August 5th. Pending successful completion of the rezoning request, the applicant is requesting approval of a preliminary plat for 74 single family residential lots on approximately 24 acres. To date, a total of 68 single family lots have been developed within the Fox Creek Estates Development to the south along NE Fox Run Trail.



ABOVE: Aerial of Property (in RED) and Surrounding Area

PROJECT DESCRIPTION:

LOTS

The proposed lots range in size from 8,400 square feet up to 18,000 square feet. The minimum lot size required per the R-2 zoning district is 8,000 square feet for single family lots. All lots are shown with a minimum width of at least 65 feet. The plat includes a nice variety of lot sizes including 65 foot lots, 72 foot lots, and 75 foot lots.

STREETS AND TRAIL

As part of the plat construction, NE Dartmoor Drive will be extended to the north and will frame the east boundary of the subdivision. NE Dartmoor Drive is a collector street and will be 31 feet in width. The throat of the street has been widened out at the north end in order to accommodate a future left

turn lane onto future NE Douglas Parkway. North Warrior Lane will also be extended as a part of the plat. The developer is responsible for paving both drive lanes adjacent to the plat as well as extending curb and gutter along the east side of the street. The curb and gutter on the west side of the street as well as the storm sewer will be constructed in the future at such time as the adjacent property develops.

The plat also includes a number of local residential streets all within a 60 foot right of way and constructed as 29 foot wide streets.

A six foot trail will be extended along Warrior Lane consistent with previous development to the south. A ten foot trail will be extended along the east side of NE Dartmoor Drive consistent with previous plats. This trail will eventually connect into a larger trail system anticipated along NE Douglas Parkway as well as the existing park ground on the east side of NE Dartmoor Drive.

Five foot sidewalks are proposed throughout the remainder of the plat.

UTILITIES

All public utility services will be extended throughout the plat to provide access to the 74 proposed lots and would provide for future extension of services to properties north and east of the plat. Sanitary sewer for this plat is being provided from the new lift station currently under construction along N Warrior Lane. The sanitary sewer will extend across the future NE Douglas Parkway right of way and provide service throughout the plat as well as future plats to the east.

Storm water detention is being accommodated for this plat and the majority of the remaining Fox Creek Estates development south of future NE Douglas Parkway within the previously constructed pond as indicated on sheet 2 and 4 of the preliminary plat. The detention basin will be maintained by the Homeowner's Association for this plat and future Fox Creek Estates plats that are developed.

MISCELLANEOUS:

Park land dedication requirements for this plat were addressed with the development of Fox Creek Estates Plat 3 in the dedication of approximately 5.2 acres. As concepts change over the years, staff believes the 5.2 acres meets the intent of providing a park upfront and additional acreage or another park location may be possible in the future should the proposed number of homes change and parkland dedication requirements increase.

A 25 foot landscape buffer and associated plantings has been provided along N. Warrior Lane as well as NE Dartmoor Drive.

STAFF RECOMMENDATION

At this time, staff would recommend approval of the preliminary plat for Fox Creek Estates Plat 5 subject to any remaining staff comments.

CITY OF WAUKEE

Brad Deets
Development Services Director