



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Fox Creek Estates Plat 5 – Final Plat

DATE: July 22, 2014

GENERAL INFORMATION:

Applicant: Perfect Acres L.C.

Requested Action Final Plat Approval

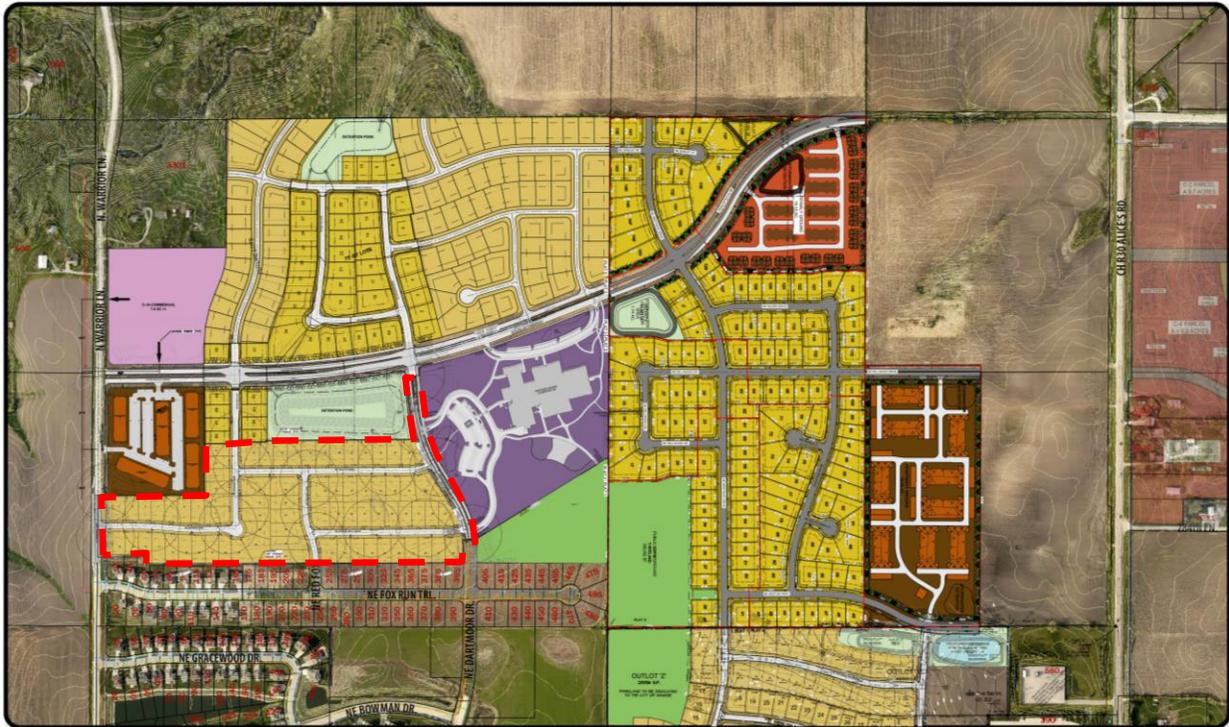
Location and Size: Property generally located east of N. Warrior Lane and north of NE Fox Run Trail containing approximately 23.27 acres.

LAND USES AND ZONING:

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

BACKGROUND:

The subject property is a part of the Fox Creek Estates Development that was originally rezoned in August 2006. The applicant is requesting approval of a final plat for 74 single family residential lots on approximately 23.27 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 in Plats 2, 3, and 4.



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

PROJECT DESCRIPTION:

LOTS

The lots range in size from 8,424 square feet up to 17,096 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 has been extended to the north and will frame the east boundary of the subdivision. NE Dartmoor Drive is a collector street, 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 in the process of being 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 improvements to Warrior Lane are anticipated to be completed in the coming weeks.

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. Those new streets include, NE Badger Lane, NE Prairie Wolf Drive, NE Coyote Drive, and the extension of NE Red Fox Lane.

A six foot trail has been extended along Warrior Lane consistent with previous developments to the south. A ten foot trail has been 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 and will be installed as part of the individual lot development.

UTILITIES

All public utility services have been extended throughout the plat to provide access to the 74 lots and provide for future extension of services to properties north and east of the plat. Sanitary sewer for this plat is being provided from the recently completed Little Walnut Creek Lift Station north of the plat on the west side of N. Warrior Lane.

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 developed initially as part of Fox Creek Estates Plat 3. The detention basin will be maintained by the Homeowner's Association for this plat and future Fox Creek Estates plats that are developed which utilize the facility.

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.

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 final plat for Fox Creek Estates Plat 5 subject to any remaining staff comments.

CITY OF WAUKEE

Ben Landhauser
Senior Planner