



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Brookside – Preliminary Plat

**DATE:** July 22, 2014

**GENERAL INFORMATION:**

**Applicant:**

Caliber Iowa, LLC

**Requested Action**

Approval of a Preliminary Plat for approximately 38 single family lots and 21 detached townhome lots.

**Location and Size:**

Property is generally located south of NE Fox Run Trail and to the east and west of NE Dartmoor Drive containing a total of 18.73 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2 / PD (R-4)
North	Fox Creek Estates	Neighborhood Residential	R-4
South	Point of Grace Church Village at Gracewood	Neighborhood Residential	R-4/C-1
East	Prairie Crossing	Neighborhood Residential	R-2
West	Village at Gracewood Gracewood	Neighborhood Residential	R-2 / R-4

**BACKGROUND:**

The subject property lies south of Fox Creek Estates and north of Point of Grace Church. The preliminary plat identifies the development of 38 single family lots and 21 lots for a detached townhome development. The Commission recommended approval of the rezoning related to this project on June 10, 2014.



**ABOVE LEFT:** Aerial of Property (Red Dashed Line) identifying the Single Family Residential in **YELLOW**; THE AREA IN **ORANGE** IDENTIFIES THE PROPOSED DETACHED TOWNHOMES.

**PROJECT DESCRIPTION:  
LOTS**

The proposed single family lots range in size from 9,100 square feet up to 16,800 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 67 foot to 81 foot wide lots.

Outlot X will be utilized for detention purposes and will be maintained by the Homeowner’s Association for the detached townhome development. Outlot Z will also be for storm water detention purposes and will either be sold to and maintained by the Point of Grace Church or the single-family development Homeowner’s Association will maintain it.

Outlot Y is the proposed location of the applicant’s parkland dedication. The applicant has proposed to dedicate nearly 1 acre of land on the east side of the project for parkland.

**STREETS AND TRAIL**

As part of the plat construction, NE Bowman Drive will be extended from Prairie Crossing Plat 2, west to the intersection of NE Bowman Drive and NE Dartmoor Drive. NE Bowman Drive will be constructed at a 29 foot width and serve as a local street. NE Brookside Court will function as a local street that will end in a cul-de-sac and will be

constructed as a 29 foot width. NE Brookside Circle will be a private street for the detached townhome development and will be constructed at a 25 foot width and will end in a cul-de-sac.

A 10 foot trail will be installed on the north side of NE Bowman Drive. A 10 foot trail will be constructed on the east side of NE Dartmoor Drive which will connect to an existing trail on 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 proposed single family development and the detached townhome development. Sanitary sewer will be extended from an existing main on the west side of NE Dartmoor Drive. Water will be connected to the existing main along NE Bowman Drive and then connect to the existing water main on the east side of NE Dartmoor Drive.

Storm water detention is being accommodated for this plat in a few different areas. Storm water from the Lots 19 – 38 will flow from the detention pond on Outlot Z north and across NE Dartmoor Drive to an existing drainageway on the north side of NE Bowman Drive. Storm water for the remainder of the development will be accommodated in the detention basin on Outlot X and routed north through Fox Creek Estates.

Currently, there is an existing detention basin on the property that will be drained and filled in. The detention basin on Outlot Z will replace the existing detention basin.

#### **PARKLAND:**

As previously noted, Outlot Y is the proposed location for parkland dedication. Based upon the proposed number of single family lots and the detached townhome lots the applicant would be required to dedicate 0.96 acre. The applicant is dedicating 0.96 acres to the City for parkland. This property configuration ties-in with the 5.2 acres dedicated as part of Fox Creek Estates Plat 3 and the 4.94 acres dedicated as part of Prairie Crossing Plat 2.

Staff is currently working with a consultant on the preliminary master planning of this park based upon the dedicated properties that exist and this anticipated dedication.

#### **MISCELLANEOUS:**

A 25 foot landscape buffer and associated plantings has been provided along NE Dartmoor Drive for the single family residential lots, detached townhome lots, and Outlot Z. The Preliminary Plat also shows a 25 foot landscape buffer on the north and south sides of the detached townhome property.

#### **STAFF RECOMMENDATION**

At this time staff feels comfortable with the proposal and would recommend Approval of the Preliminary Plat for Brookside.

#### **CITY OF WAUKEE**

Andy Kass  
Planner II