



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Fox Creek Estates Plat 7 – Preliminary Plat

**DATE:** August 11, 2015

**GENERAL INFORMATION:**

**Applicant:** Perfect Acres, L.C.

**Requested Action** Preliminary Plat Approval

**Location and Size:** Property is generally located north of NE Douglas Parkway and east of NE Dartmoor Drive containing 23.21 acres more or less.

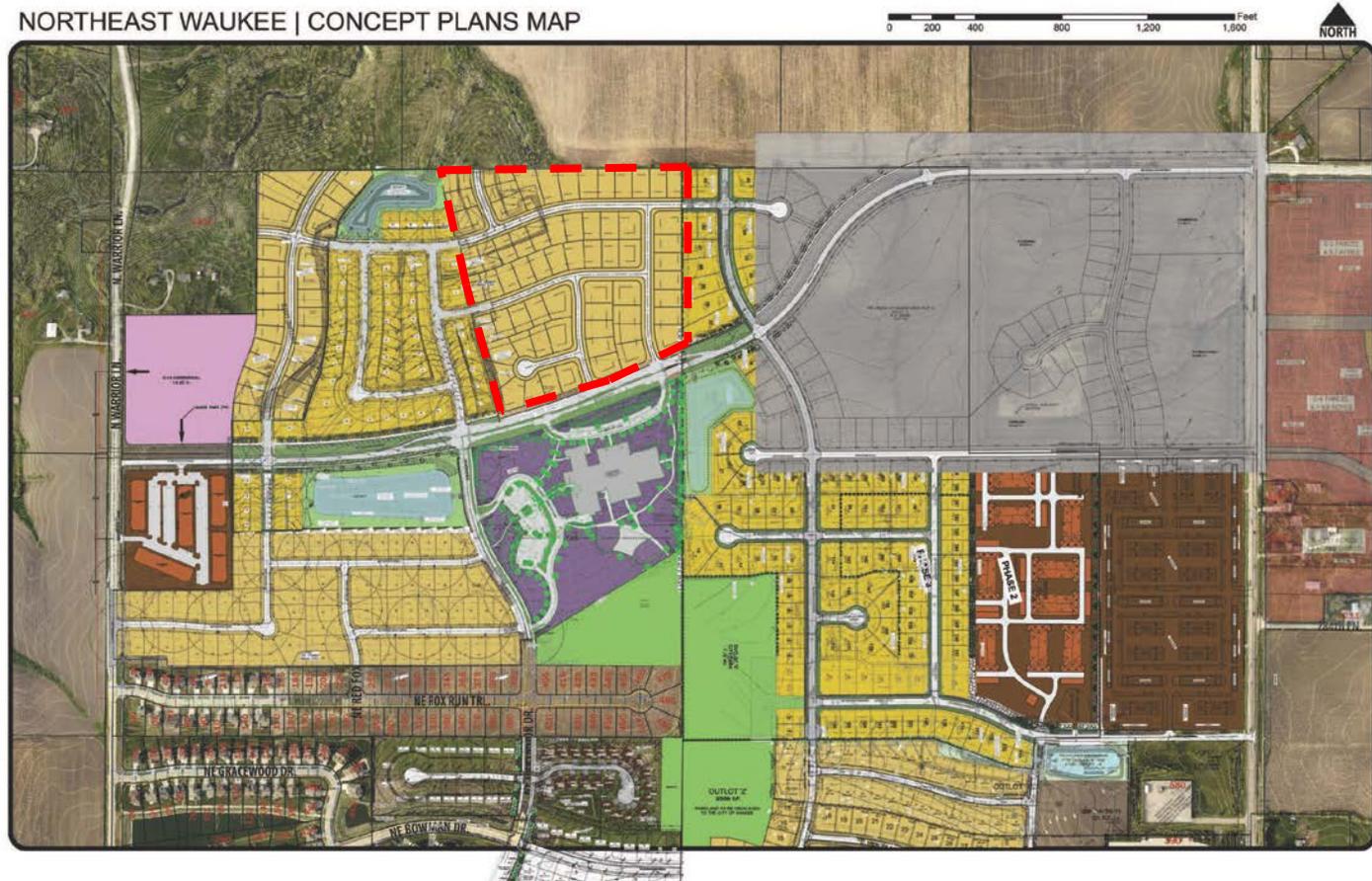
**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-2
North	Undeveloped – City of Clive	N/A	N/A
South	Future Grant – Ragan Elementary School	Neighborhood Residential	R-2
East	The Landing at Shadow Creek Plat 2	Neighborhood Residential	R-2
West	Fox Creek Estates Plat 6	Neighborhood Residential	R-2

**BACKGROUND:**

The proposed preliminary plat is a continuation of the Fox Creek Estates development. The subject property is located north of the Grant-Ragan Elementary School that is currently under construction. The applicant proposes to develop a single family residential subdivision.

## NORTHEAST WAUKEE | CONCEPT PLANS MAP



ABOVE: Aerial Photo of Proposed Plat outlined in **RED** in relation to the surrounding properties

## Project Description:

### Lots:

The preliminary plat includes 65 single family residential lots. The lots range in size from 8,493 square feet to 17,806 square feet. The lot frontages range in width from 65 feet to 85 feet. All lots will have the standard 30 foot front and rear setback along with the standard 15 foot (total) side setback.

Outlot Z is identified on the plat as being used for storm water detention. The plat notes that Outlot Z will be owned and maintained by a homeowners association.

### Streets:

NE Bobcat Drive and NE Wolf Pack Drive will be extended from the east plat boundary of Fox Creek Estates Plat 6 through the development. NE Owl Ridge Lane, NE Jaguar Lane, NE Hawk Circle, and NE Fox Valley Drive will all be new City streets that will be constructed as part of this plat.

### Easements:

Several easements are proposed within the plat based upon the location of proposed utilities.

### Outlots:

Outlot Z is the only out identified on the preliminary plat. This outlot will be utilized for storm water detention purposes.

No outlot for parkland has been identified because parkland dedication for this plat was provided for in the approval of Fox Creek Estates Plat 4.

**Utilities:**

Sanitary sewer, storm sewer, and water main will be extended throughout the plat as part of the public improvements. In addition, sanitary, storm, and water services will be provided to each lot.

**STAFF RECOMMENDATION**

Staff would recommend approval of the preliminary plat for Fox Creek Estates Plat 7 subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner