



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Fox Creek Estates Plat 6 – Final Plat

DATE: August 25, 2015

GENERAL INFORMATION:

Applicant: Perfect Acres L.C.

Requested Action: Final Plat Approval

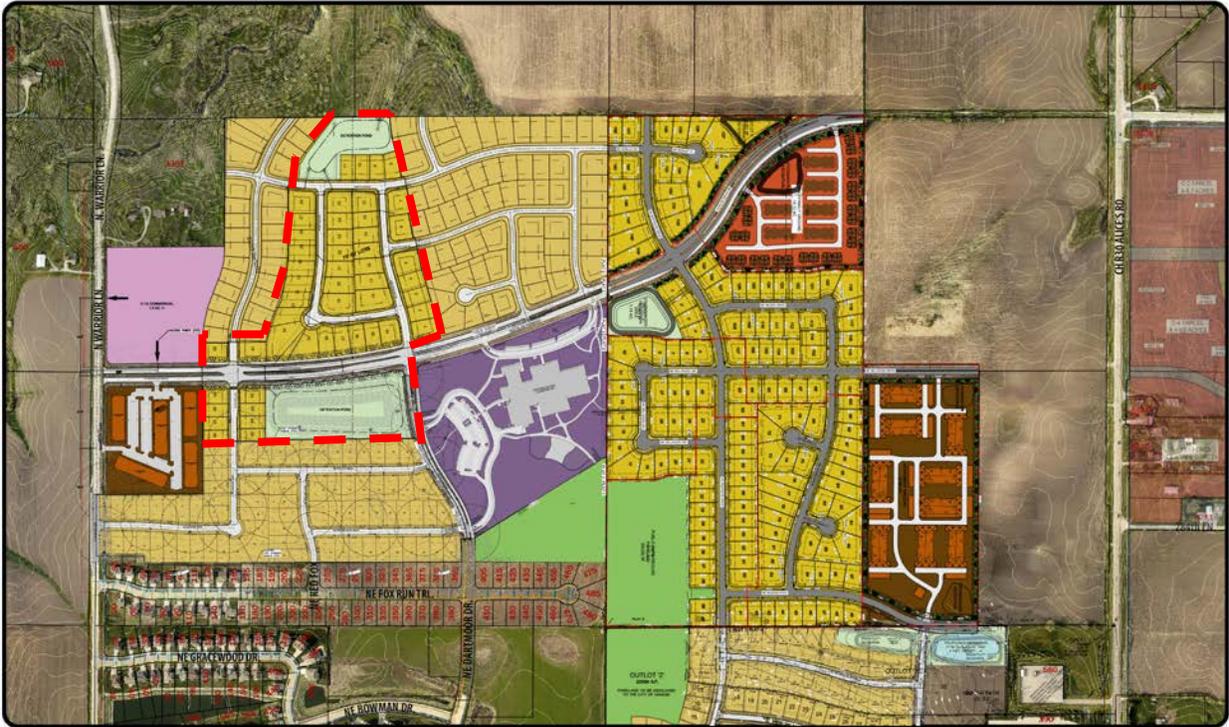
Location and Size: Property generally located east of N. Warrior Lane and north of Fox Creek Estates Plat 5 containing approximately 29.39 acres

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Neighborhood Residential	R-2
North	Vacant / Undeveloped	City of Clive	N/A
South	Fox Creek Estates Plat 5	Neighborhood Residential	R-2
East	Vacant / Undeveloped	Neighborhood Residential	R-2
West	Vacant / Undeveloped	Neighborhood Residential	R-2 & R-3

BACKGROUND:

The subject property is within the Fox Creek Estates development and is the sixth phase of the development. The applicant is requesting approval of a final plat for 50 single family residential lots on approximately 29.39 acres.



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

PROJECT DESCRIPTION:

LOTS

The lots range in size from 8,400 square feet up to 31,800 square feet. The minimum lot size required in 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 proposed lot widths within the plat are between 65 feet to 89 feet.

STREETS AND TRAIL

As part of the plat construction, NE Dartmoor Drive has been extended to the north and runs along the east boundary of the plat. NE Dartmoor Drive is a collector street and will be 29 feet in width. NE Douglas Parkway has been extended from its intersection with NE Dartmoor Drive adjacent to Grant-Ragan Elementary School. The initial construction for NE Douglas Parkway through this plat consists of a two lane section that widens out and provides a transition with a median near the intersection with NE Dartmoor Drive to match what is being constructed for the adjacent elementary school. Eventually, NE Douglas Parkway will be widened by the City to a four lane divided street. This widening project will occur as traffic increases and as the area further develops. The plat also includes a number of local residential streets (NE Badger Lane, NE Bobcat Drive, NE Wolfpack Drive, and NE Red Fox Lane) all with a 60 foot right of way and constructed as 26 or 29 foot wide streets.

A ten foot wide shared use path will be extended along the north side of NE Douglas Parkway and a five foot sidewalk will be constructed on the south side of NE Douglas Parkway. Five foot sidewalks are proposed throughout the remainder of the plat and will be installed as part of the individual lot development.

UTILITIES

The Little Walnut Creek lift station will provide sanitary sewer service for the proposed development. A connection to the existing sanitary sewer has been provided at the intersection of NE Douglas Parkway and NE Badger Lane. Storm water detention will be accommodated by an existing detention basin on Outlot Z and a new detention basin on Outlot Y. Most of the site will be detained by the detention pond on Outlot Y. Water will be provided throughout the proposed development via a connection located within Fox Creek Estates Plat 5.

MISCELLANEOUS:

Parkland dedication requirements for this plat were met with the dedication of 5.2 acres at the time Fox Creek Estates Plat 3 was developed.

A 25 foot landscape buffer has been provided on the north and south sides of NE Douglas Parkway.

STAFF RECOMMENDATION

At this time, staff would recommend approval of the final plat for Fox Creek Estates Plat 6 subject to any remaining staff comments, completion of public improvements, and review of the legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner