



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Fox Creek Estates Plat 7 – Final Plat

DATE: June 28, 2016

GENERAL INFORMATION:

Applicant: Top Farms LLLP

Requested Action Final Plat Approval

Location and Size: Property is generally located north of NE Douglas Parkway and east of NE Dartmoor Drive containing 24.47 acres more or less.

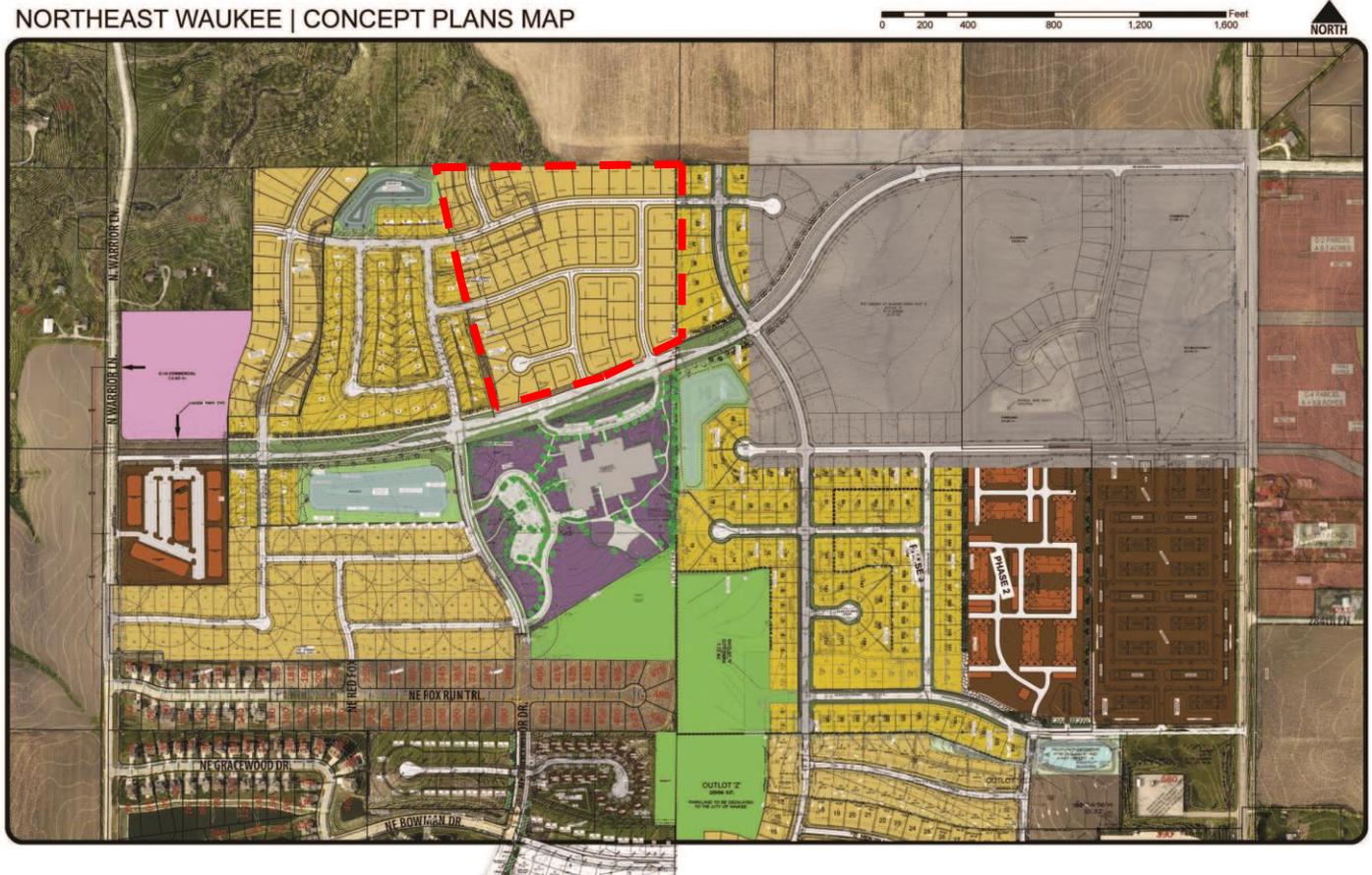
LAND USES AND ZONING:

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 final plat is a continuation of the Fox Creek Estates development. The subject property is located north of Grant-Ragan Elementary School, which is currently under construction. The final plat includes a total of 65 single family lots.

NORTHEAST WAUKEE | CONCEPT PLANS MAP



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

Project Description:

Lots:

The final 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 are 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.

Utilities:

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

Parkland Dedication:

Parkland dedication for this plat has been satisfied with the approval of Fox Creek Estates Plat 4.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for Fox Creek Estates Plat 7 subject to remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II