



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Fox Creek Estates Plat 9 – Preliminary Plat

DATE: October 25, 2016

GENERAL INFORMATION:

Applicant: Fox Creek Waukee, LLC

Requested Action Approval of a Preliminary Plat for a single family residential development

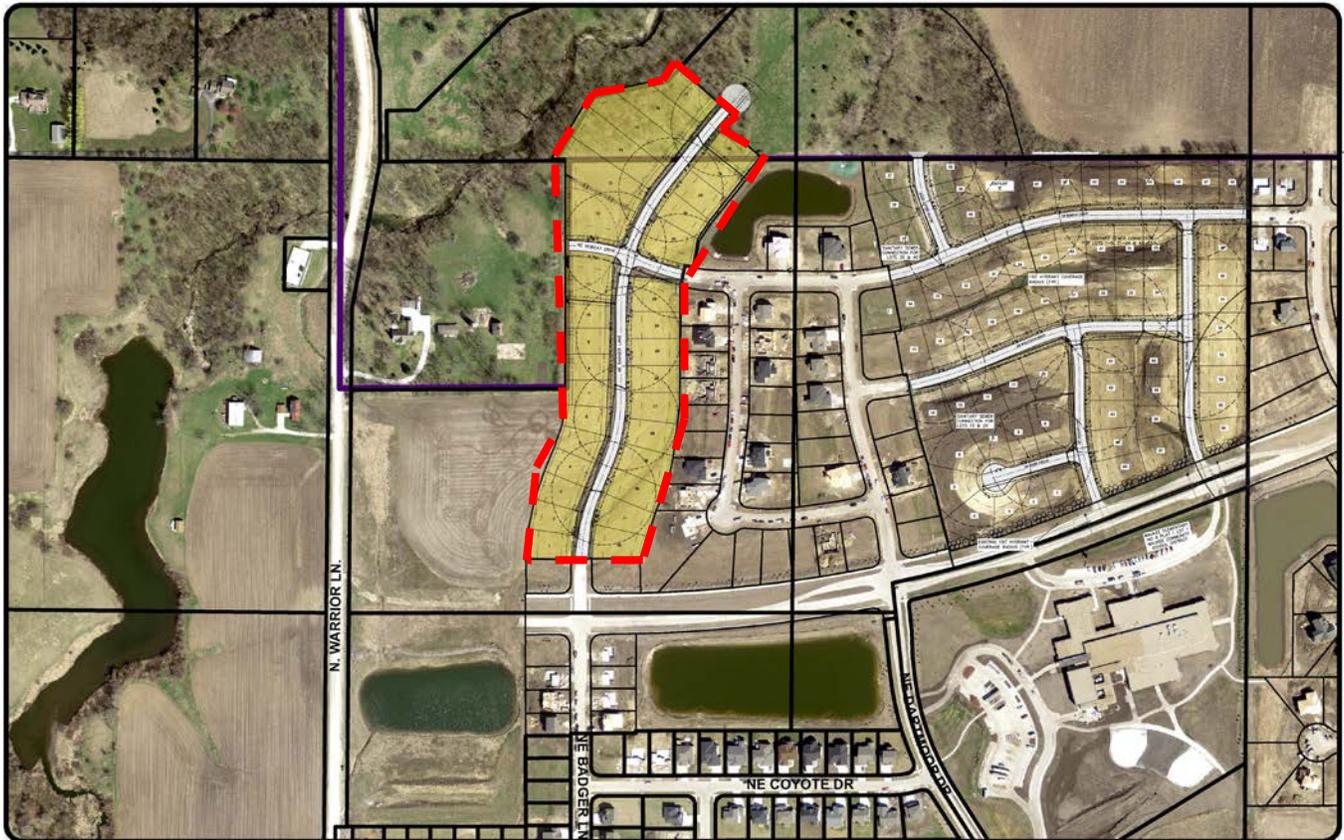
Location and Size: Property is generally located east of Warrior Lane and north of NE Douglas Parkway, containing approximately 11.64 acres.

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
South	Fox Creek Estates	Neighborhood Residential	R-2
East	Fox Creek Estates	Neighborhood Residential	R-2
West	Vacant – Undeveloped	Neighborhood Residential	C-1A

BACKGROUND:

The subject property lies west and north of the existing portions of the Fox Creek Estates development. The proposed plat is the ninth phase of the Fox Creek Estates development. A portion of the plat is still in the process of being annexed into the City and rezoned to the R-2 designation. The City Council has approved the annexation and it has been forwarded to the City Development Board for final approval. The rezoning has been heard by the City Council two times and the Council has approved the proposed rezoning both times. The Third and final reading will be held at the November 7th City Council meeting.



ABOVE LEFT: Aerial of Property (Red Dashed Line) identifying the proposed plat.

PROJECT DESCRIPTION:

LOTS

The preliminary plat identifies a total of 32 single family lots that are in similar shape and size to adjacent residential lots. The proposed lots range in size from 9,334 square feet to 26,114 square feet. The minimum lot size in the R-2 district is 8,000 square feet. The lot widths range in size from 68 feet to 88 feet. The minimum lot width in the R-2 district is 65 feet. Lots 13 – 16 are particularly deep to accommodate the creek and woodland area that exists on the backside of the lots.

STREETS AND TRAIL

The preliminary plat identifies two streets that will be extended as part of this project. NE Badger Lane will be extended from the south to the north. NE Bobcat Drive will be extended from the east to the west. Both streets are local streets that will be 29 feet wide and have 60 feet of right-of-way.

No trails are proposed to be constructed as part of these plat improvements. Five foot sidewalks will be constructed on both sides of the streets as the individual lots develop.

UTILITIES

All public utility services will be extended throughout the plat to provide access to the proposed 32 lots. Sanitary sewer will be extended from connection points left from previous plats on NE Badger Lane and NE Bobcat Drive. Ultimately these sewers will flow to the Little Walnut Creek Lift Station and will be subject to connection fees at the time of final plat. Water main will be extended throughout the plat from existing connections off of NE Badger Lane and NE Bobcat Drive.

Storm water detention is being accommodated for in the existing pond to the east that was constructed as part of the Fox Creek Estates Plat 6 improvements. The ultimate discharge of the pond is to the north to a tributary of Walnut Creek.

PARKLAND:

Parkland dedication requirements were satisfied with the dedication of land in Fox Creek Estates Plat 4.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Fox Creek Estates Plat 9 subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner