



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Fox Creek Estates Plat 10 – Preliminary Plat

**DATE:** November 22, 2016

**GENERAL INFORMATION:**

**Applicant:** Waukee Lots, 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 11.24 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	Undeveloped	City of Clive	N/A
West	Undeveloped	City of Clive	N/A

**BACKGROUND:**

The subject property lies east of Warrior Lane and north of the existing Fox Creek Estates development. The subject property was recently annexed into the City of Waukee. The Commission recommended approval of a rezoning for the property in the fall of 2016. The rezoning was finalized at the City Council meeting on November 7<sup>th</sup>. The applicant requests approval of a preliminary plat for a single family residential subdivision.



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

## **PROJECT DESCRIPTION:**

### **LOTS**

The preliminary plat identifies a total of 18 single family lots. The proposed lots range in size from 12,122 square feet to 56,147 square feet. The minimum lot size in the R-2 district is 8,000 square feet. The lot widths range in size from 65 feet to 90 feet. The minimum lot width in the R-2 district is 65 feet. Some of these lots are within the mapped floodplain which is why there are outlots indicated on the rear of some of the lots. These outlots will not be buildable and can only be sold with the respective buildable lot that they correspond to.

### **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 and will end in a cul-de-sac. NE Fox Valley Drive will be extended from the south to the north and will end in a cul-de-sac. 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 18 lots. Sanitary sewer will be extended from connection points left from previous plats on NE Badger Lane and NE Fox Valley 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 Fox Valley Drive.

Storm water detention is being proposed to be accommodated in a basin that will be constructed between Lots 7, 8, and 15. The ultimate discharge point for this pond is Little Walnut Creek.

**PARKLAND:**

Parkland dedication requirements were previously satisfied.

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Fox Creek Estates Plat 10 subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner