



## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
North	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)
South	Single Family Residential	Single Family Residential	AR (Single Family Acreage District)
East	Vacant - Undeveloped	**Located in City of Clive	**Located in City of Clive
West	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)

## HISTORY

The subject property was rezoned in the Spring of 2020 for a single family residential development. Since the Commission reviewed the rezoning request, the layout for the development have changed slightly. The previous layout identified a connection to NW Little Walnut Creek Drive, however, during the rezoning process the applicant revised the layout to not include a connection to the south through the Sahu Acres neighborhood.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat identifies a total of 183 lots that are intended for single family residential development. All lots are zoned R-2 and comply with the minimum requirements of the R-2 zoning district. The lots range in size from 8,775 square feet to 27,249 square feet. Table 1 below summarizes the requirements of the R-2 district.

**Table 1: R-2 Zoning District Bulk Regulations**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet
<b>Lot Width</b>	65 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

## STREETS AND TRAIL

The preliminary plat identifies extensions of five new public streets. All streets will be considered local streets with the exception of one street, Street 05, which will be considered a minor collector street. Street names are still being considered at this time.

No trails are planned as part of this portion of the development. Five foot wide sidewalks will be installed as each lot is developed.

**UTILITIES**

Utilities will be extended to service the proposed plat as part of future public improvements. Sanitary sewer and public water main will be extended from the east to service the individual lots. Storm water detention will be provided within Outlots W, X, and Y. The outlots will be owned and maintained by a homeowners association.

**EASEMENTS**

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated on the lots that are adjacent to N. Warrior Lane.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat subject to remaining staff comments.