



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Autumn Valley – Preliminary Plat

**PREPARED BY:** Andy Kass AICP, Senior Planner

**REPORT DATE:** November 6, 2020

**MEETING DATE:** November 10, 2020

### GENERAL INFORMATION

**Applicant:** DR Horton

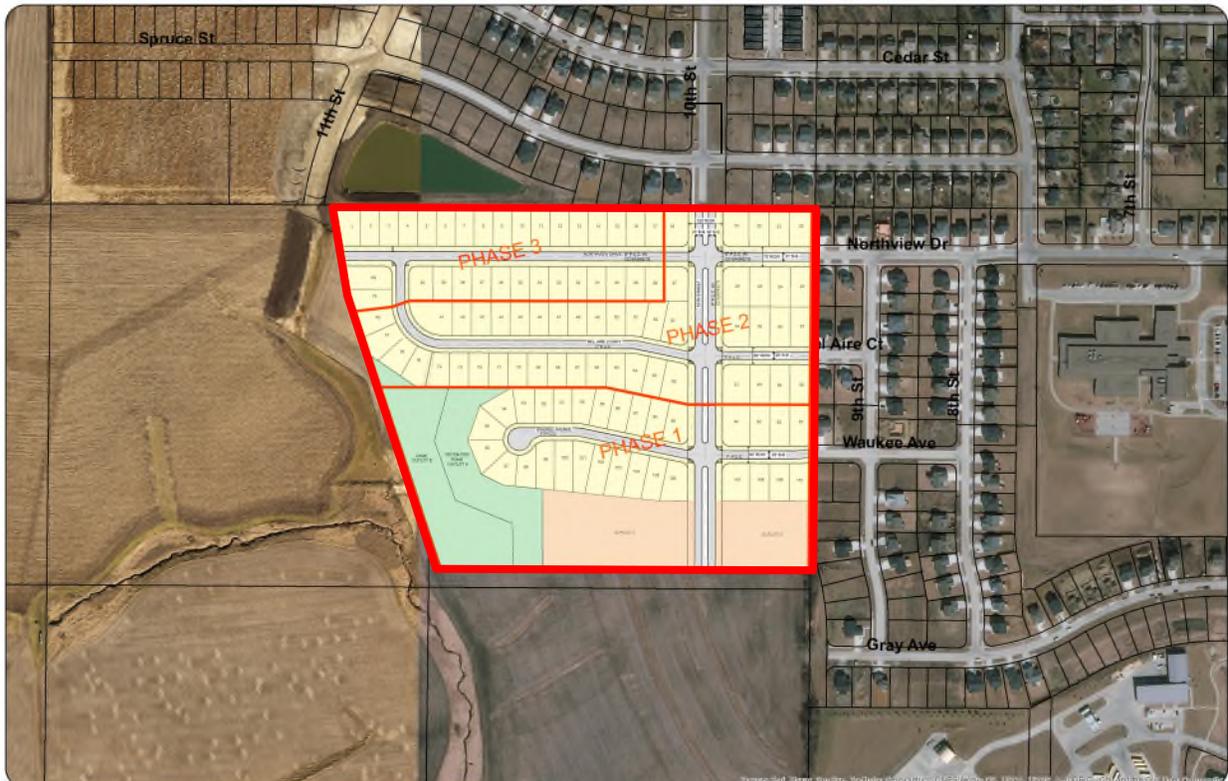
**Owner:** Phillips-Hamilton, Inc.

**Owner's Representative:** Branden Stubbs – Stubbs Engineering

**Request:** The applicant is requesting approval of a preliminary plat for a single family and medium density residential subdivision.

**Location and Size:** Property is generally located south of Spruce Street and west of 9<sup>th</sup> Street containing approximately 42.60 acres more or less.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **RED**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant Property	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District) & R-4 (Row Dwelling & Townhome District)
North	Spring Crest Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
South	Vacant – Undeveloped	Community Commercial & High Density Residential	A-1 (Agricultural District)
East	Clayton Estates Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant - Undeveloped	Single Family Residential	A-1 (Agricultural District)

## HISTORY

The subject property was rezoned in the summer of 2020 for a single family and medium density residential development. The applicant has submitted the preliminary plat of the development for consideration.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat identifies a total of 110 lots for single family residential development and two outlots for future townhome development. Three phases of development are shown. All proposed single family lots are zoned R-2 and comply with the minimum requirements of the R-2 zoning district. The lots range in size from 8,040 square feet to 11,435 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)

Outlots C and D are zoned R-4 for future townhome development. Site plans and further platting will be required when these outlots develop. Outlot A is intended for Stormwater detention for the entire development. A homeowners association will own and maintain Outlot A. Outlot B is proposed to be dedicated to satisfy parkland dedication requirements.

## **STREETS AND TRAIL**

The preliminary plat identifies extensions of four (4) new public streets. Extensions of Northview Drive, Bel Aire Court, Waukee Avenue, and 10<sup>th</sup> Street will be constructed as part of the development.

A 10-foot wide trail will be constructed along the west side of 10<sup>th</sup> Street and the north side of Northview Drive. A trail easement will be provided between Lots 74 and 75 to allow pedestrian access to the parkland. Five-foot wide sidewalks will be constructed in all other areas.

## **UTILITIES**

Utilities will be extended to service the proposed plat as part of future public improvements. Sanitary sewer will be extended from the south to service the individual lots. Water main connections are available from existing stubs to the east and north. Storm water detention will be accommodated in the regional basin shown in Outlot A.

## **EASEMENTS**

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated on the lots that are adjacent to 10<sup>th</sup> Street. Landscape buffers within Outlots C and D will be required on all sides of the lots.

## **PARKLAND DEDCIATION**

The applicant is required to dedicate parkland in an amount proportional to the anticipated number of residents in the neighborhood. Based on the number of lots shown and the number of townhomes anticipated the applicant is required to dedicated 2.75-acres of parkland to the City. The preliminary plat identifies Outlot B, which is 2.92-acres in area, to be dedicated to satisfy this requirement.

## **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 for Autumn Valley subject to remaining staff comments.