



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Rose – Preliminary Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: November 6, 2020

MEETING DATE: November 10, 2020

GENERAL INFORMATION

Applicant: Landmark Development Services

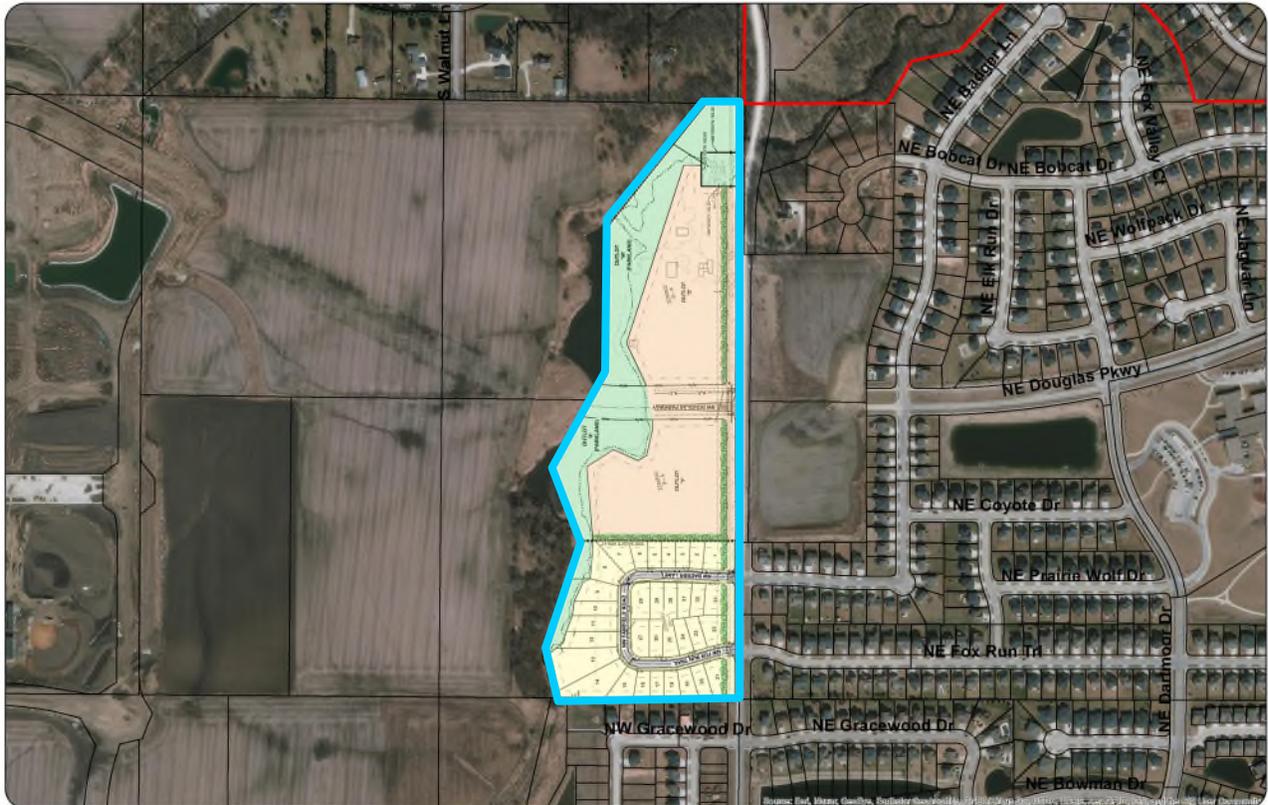
Owner: Broderick Family, LP

Owner's Representative: Erin Ollendike, P.E. with Civil Design Advantage

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 north of NW Gracewood Drive and west of N. Warrior Lane, containing approximately 36.22-acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant Property	Single Family Residential, Open Space, Wetland	R-2 (One & Two Family Residential District / PD-1 (Planned Development Overlay) & R-4 (Row Dwelling & Townhome District)
North	Sahu Acres Neighborhood	Single Family Residential & Open Space	AR (Agricultural Residential)
South	Indi Run Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
East	Fox Creek Estates Neighborhood	Single Family Residential, High Density Residential, and Neighborhood Commercial	R-1 (Single Family Residential District)
West	Vacant Property	Single Family Residential, Open Space, Wetland	A-1 (Agricultural District) & COS (Conservation & Open Space 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 for consideration.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 33 lots that are intended for single family residential development. All proposed single family lots are zoned R-2/PD-1 and comply with the minimum requirements of the R-2/PD-1 zoning district. The lots range in size from 7,317 square feet to 35,036 square feet. Table I below summarizes the requirements of the R-2/PD-1 district.

Table I: R-2/PD-1 requirements.

Category	Standard R-2 (minimum)	Proposed R-2/PD-1 (minimum)
Lot Area	8,000 square feet	7,150 square feet
Lot Width	65 feet	55 feet
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Side Yard Setback	15 feet (total)	10 feet (total)

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width, area, and depth. In addition to the relaxed bulk regulations, the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;
- Minimum of 1,100 square feet for a single story home and 1,400 square feet for a two story home;
- Adjacent lots cannot share the same building elevation;
- 15% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (4-inch traditional profile, trim elements to be at least 3.5-inch wide, and the requirement to incorporate decorative materials onto front facades)
- Two (2) trees and two (2) shrubs planted on each lot.

Outlots Y and Z are zoned R-4 for future townhome development. Site plans and further platting will be required when these outlots develop. Outlots X and W are intended to be dedicated to the City of Waukee for parkland dedication purposes.

STREETS AND TRAIL

The preliminary plat identifies extensions of four (4) new public streets. Extensions of NW Fox Run Trail, NW Fairfield Road, NW Badger Lane, and NW Douglas Parkway.

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 for the single family portion within a dry bottom pond in the rear of Lots 12 – 14.

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. Landscape buffers within Outlots Y and Z will be required in areas adjacent to single family zoning.

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 the applicant is required to dedicated 0.97-acres of parkland to the City. The preliminary plat identifies Outlots W and X being 8.11-acres in area, to be dedicated to satisfy this requirement. The overage would be applied to the future development of the townhome outlots.

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 Prairie Rose subject to remaining staff comments.