



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Castle Ranch Plat 1 – Preliminary Plat

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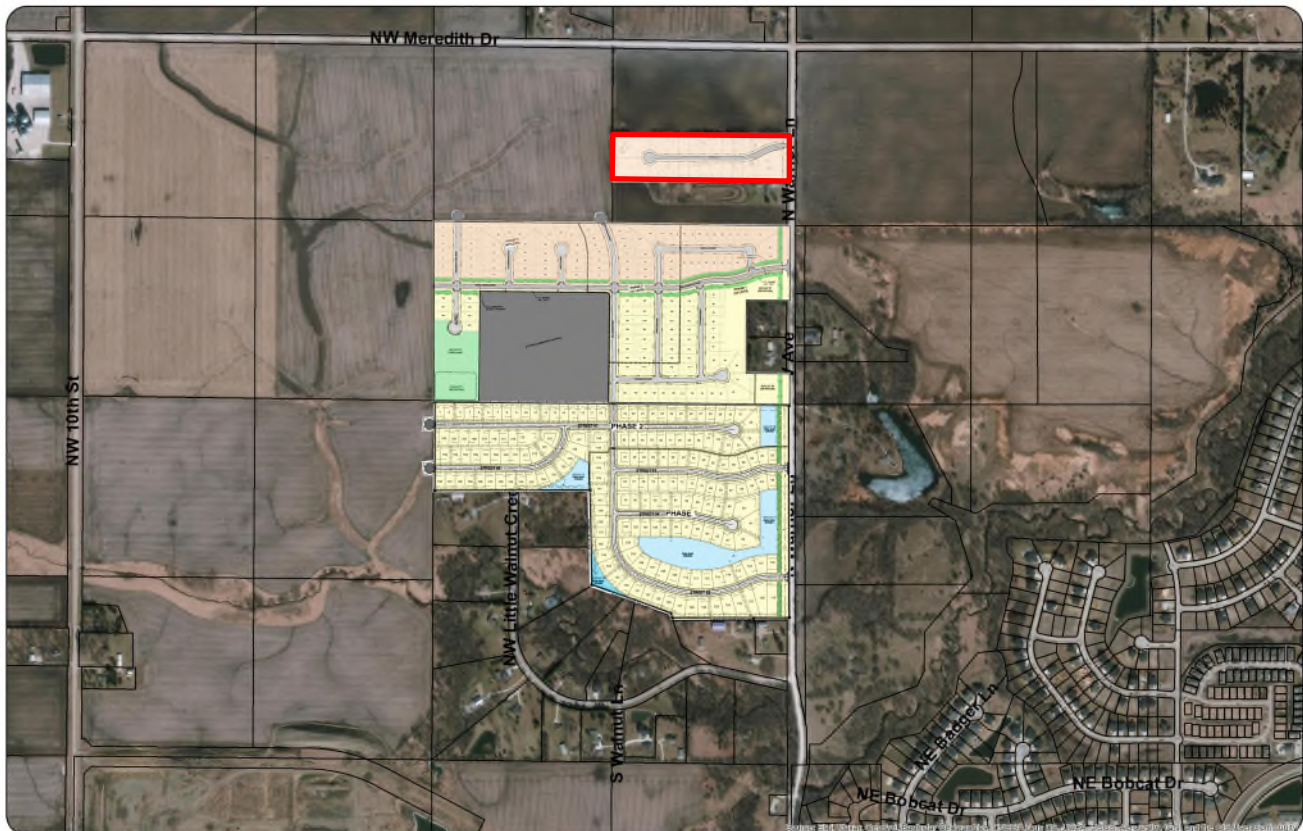
REPORT DATE: May 7, 2021

MEETING DATE: May 11, 2021

GENERAL INFORMATION

Applicant:	Castle Productions, LLC
Owner:	Castle Productions, LLC
Owner's Representative:	Jared Murray, P.E. with Civil Design Advantage
Request:	The applicant is requesting approval of a preliminary plat for a single-family residential subdivision.
Location and Size:	Property is generally located south of NW Meredith Drive and west of N. Warrior Lane, containing approximately 10-acres.

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	Existing Acreage	Not Defined	R-1 (Single-Family Residential District)
North	Vacant - Undeveloped	Medium Density Residential & Community Commercial	A-1 (Agricultural District)
South	Existing Acreage	Not Defined	Dallas County
East	Fox Creek Estates Neighborhood	City of Clive	City of Clive
West	Vacant Property	Single Family Residential	A-1 (Agricultural District)

HISTORY

The Commission reviewed and approved a rezoning request for the subject property on November 24, 2020. The concept plan for the development provided during the rezoning identified the development of six (6) single-family lots. This number of lots proposed during the rezoning was a reflection of special requirements for developments not serviced by public sanitary sewer and public water. Since the rezoning, development activity within this area of Waukee has increased and now public sanitary sewer and water main will be available to service the subject property. Because of the available public utilities, the applicant has submitted a preliminary plat that includes additional lots in order to utilize the property more efficiently.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies 20 lots that are intended for single-family residential development. The plat will developed in one phase. The lots range in size from 10,757 square feet to 42,885 square feet in area. All lots meet the minimum R-1 district requirement of 80-feet in width. Outlot Z shown on the preliminary plat will be utilized for stormwater management purposes. Outlot Z will be owned and maintained by the homeowners association.

Table 1: Standard R-1 requirements.

Category	R-1 (minimum)
Lot Area	10,000 square feet per unit
Lot Width	80 feet per unit
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet

STREETS AND TRAIL

Access to the proposed lots will be provided by a public street, NW Wilder Court. NW Wilder Court is proposed to be 26-feet in width with 7-inches of pavement depth. A 5-foot sidewalk will be required to be constructed along each lot as they are developed.

Currently, the portion of N. Warrior Lane that fronts this property is a gravel road. The City of Waukee and the City of Clive are working on a joint project to install an asphalt overlay on N. Warrior Lane from NW Meredith Drive to the south where the existing pavement ends north of NE Badger Lane. The asphalt overlay project is planned to begin in Summer 2021 and complete in early Fall 2021.

UTILITIES

Previously, the proposed development was to be serviced by individual wastewater systems (septic systems) and an existing Xenia Rural Water main. Because of the rapid development of the Ashley Acres and Fox Valley projects to the south, staff has worked with the applicant in this request, and the applicants in projects mentioned above, to get public water and sanitary sewer extended to a point where the applicant can access them to service this project. As part of the development agreement, the sanitary sewer and public water main will be in place for this development no later than the end of June 2022, however, staff believes that the utilities will be in place prior to June 2022. The sanitary sewer and water main will be extended along N. Warrior Lane and into the development.

Each lot will be serviced by a storm sewer service, which will be routed via public storm sewer to the basin on Outlot Z. All surface drainage will be routed to the basin on Outlot Z.

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.

PARKLAND DEDICATION

Parkland dedication requirements will apply to this development because of its residential nature. The required amount of parkland is 0.39-acres. The applicant has proposed to satisfy the parkland dedication requirement with a fee in lieu of land dedication.

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 Castle Ranch Plat I subject to remaining staff comments.