



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Fox Creek Estates Plat 9 – Final Plat

DATE: May 23, 2017

GENERAL INFORMATION:

Applicant: Fox Creek Waukee, LLC & Landing at Shadow Creek, LLC

Requested Action Final Plat Approval

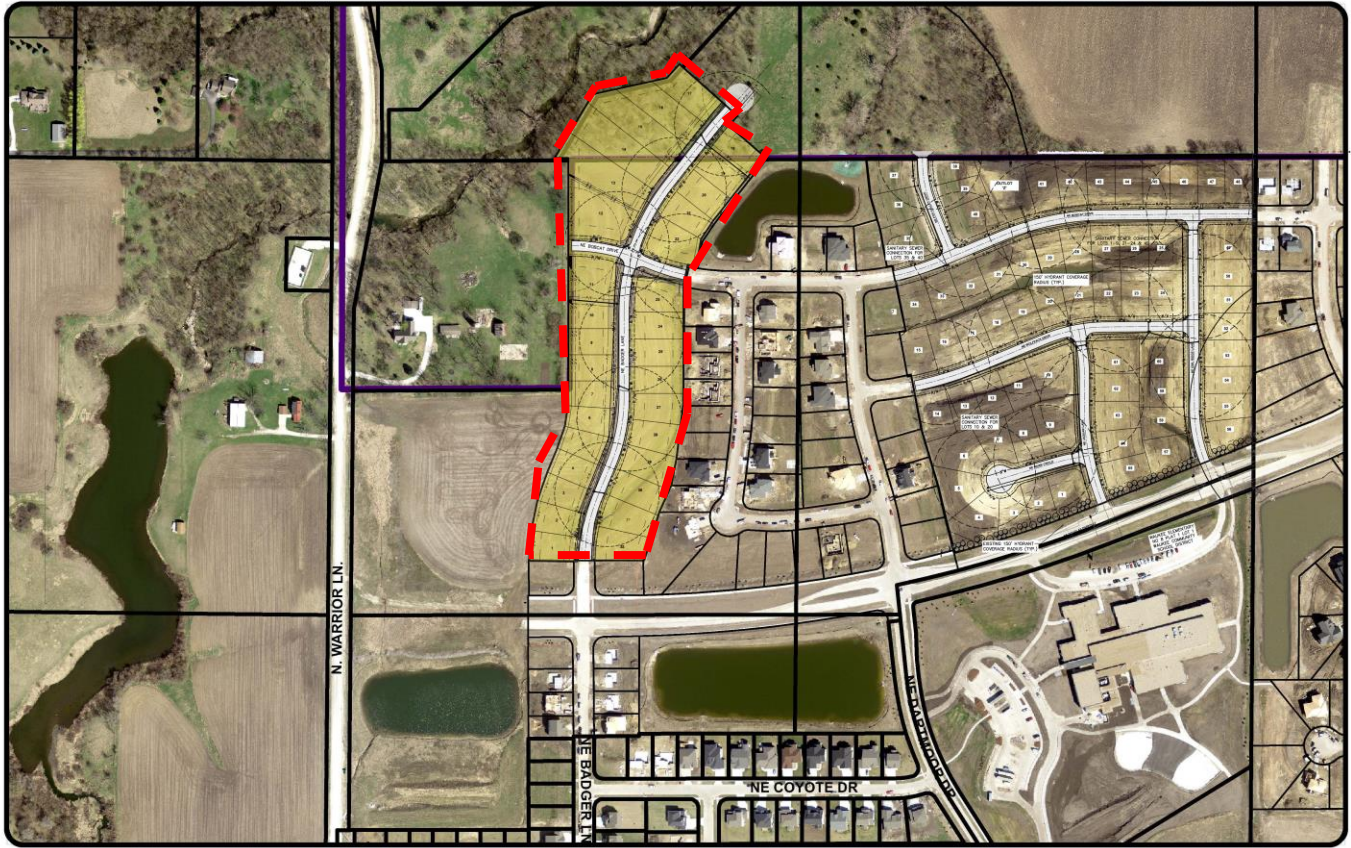
Location and Size: Property is generally located east of Warrior Lane and north of NE Douglas Parkway, containing approximately 12 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2
North	Undeveloped	Unclassified	R-2
South	Fox Creek Estates	Neighborhood Residential	R-2
East	Fox Creek Estates	Neighborhood Residential	R-2
West	Vacant – Undeveloped	Neighborhood Residential	C-1A

BACKGROUND:

The subject property lies west and north of the existing portions of the Fox Creek Estates development. The proposed plat is the ninth phase of the Fox Creek Estates development. The property was rezoned in 2016 from A-1 to R-2. In addition, a portion of this property was annexed into the City of Waukee in 2016.



ABOVE: Aerial Photo of Proposed Plat outlined in RED in relation to the surrounding properties

Project Description:

Lots:

The final plat identifies a total of 32 single family lots that are in similar shape and size to adjacent residential lots. The proposed lots range in size from 9,334 square feet to 26,113 square feet. The minimum lot size in the R-2 district is 8,000 square feet. The lot widths range in size from 68 feet to 88 feet. The minimum lot width in the R-2 district is 65 feet. Lots 13 – 16 are particularly deep to accommodate the creek and woodland area that exists on the backside of the lots. 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:

The developer is in the process of constructing the public streets for this plat. NE Badger Lane will be extended from the south to the north. NE Bobcat Drive will be extended from the east to the west. Both streets are local streets that will be 29 feet wide and have 60 feet of right-of-way.

Five foot sidewalks will be constructed on both sides of the streets as the individual lots develop.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities.

Utilities:

Sanitary sewer, storm sewer, and water main have been extended throughout the plat as part of the public improvements. In addition, sanitary, storm, and water services will be provided to each lot.

Parkland Dedication:

Parkland dedication for this plat has been satisfied with the approval of Fox Creek Estates Plat 4.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for Fox Creek Estates Plat 9 subject to remaining staff comments, review of the legal documents by the City Attorney, and completion of public improvements.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner