



## STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Fox Creek Estates Plat 10 – Final Plat

DATE: May 23, 2017

### GENERAL INFORMATION:

**Applicant:** Waukeee Lots, 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 11.24 acres.

### LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2
North	Undeveloped	City of Clive	N/A
South	Fox Creek Estates	Neighborhood Residential	R-2
East	Undeveloped	City of Clive	N/A
West	Undeveloped	City of Clive	N/A

### BACKGROUND:

The subject property lies east of Warrior Lane and north of the existing Fox Creek Estates development. The subject property was recently annexed into the City of Waukeee and rezoned not long after incorporating into Waukeee.



**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 18 single family lots. The proposed lots range in size from 12,122 square feet to 56,147 square feet. The minimum lot size in the R-2 district is 8,000 square feet. The lot widths range in size from 65 feet to 90 feet. The minimum lot width in the R-2 district is 65 feet. 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 and end in a cul-de-sac. NE Fox Valley Court will be extended from the south to the north and end in a cul-de-sac. 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 was previously satisfied.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the proposal and would recommend approval of the Final Plat for Fox Creek Estates Plat 10 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