



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Indi Run Plat 1 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: June 8, 2018

MEETING DATE: June 12, 2018

GENERAL INFORMATION

Applicant:

Indi Run, LLC

Owner:

Indi Run, LLC

Owner's Representative:

Doug Mandernach, with Civil Design Advantage, LLC

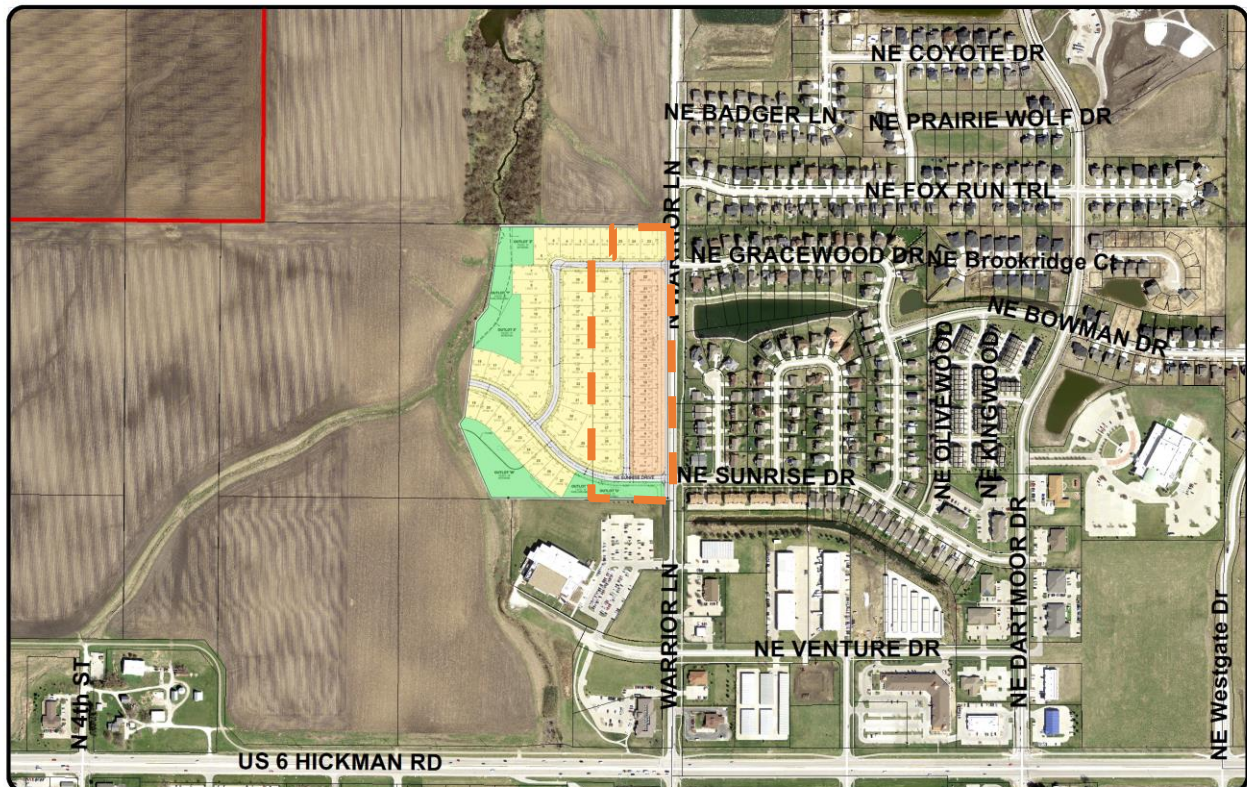
Request:

The applicant is requesting approval of a final plat for a single family and detached townhome subdivision.

Location and Size:

Property is generally located west of Warrior Lane and north of the Waukee Family YMCA, containing approximately 10.56 acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2 (One & Two Family Residential District) & R-4 / PD-1 (Row Dwelling & Townhome District) / (Planned Development Overlay District)
North	Vacant-Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
South	Waukee Family YMCA	Neighborhood Residential	C-1B
East	Single Family and Duplexes	Neighborhood Residential	R-2
West	Vacant - Undeveloped	Neighborhood Residential	A-1

HISTORY

This is the first plat for the Indi Run development. The applicant, rezoned and preliminary platted the development in 2017. The total number of lot intended for the two phase development is 77 lots for single family residential and detached townhome development. Improvements to the second phase of the development are underway.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 39 lots and one (1) outlot. 17 of the lots are intended for single family residential development. These lots range in size from 8,775 square feet to 13,001 square feet. The lots widths range from 65 feet to 79 feet. Table 1 lists the minimum requirements for the R-2 zoning district.

Outlot Z will be dedicated to the City for parkland dedication. Outlot Y will be dedicated to the City for future 10th Street improvements.

Table 1: Standard R-2 requirements.

Category	Standard R-2 (minimum)
Lot Area	8,000 square feet
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total (7 feet minimum)

The remaining 22 lots will be developed for detached townhomes (single-family homes where the common areas are maintained by a homeowners association). In the rezoning process a Planned Development Overlay was adopted to allow for these home types. The lot areas range from 4,980 square feet to 8,447 square feet. The lot widths range from 41.5 feet to 46.5 feet in width. Table 2 lists the minimum requirements for these lots.

Table 2: Planned Development requirements.

Category	Standard R-2 (minimum)
Lot Area	8,000 square feet
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total (7 feet minimum)

STREETS AND TRAIL

As part of the public improvements the developer has installed extensions of NW Gracewood Drive, NW 1st Street, and NW Sunrise Drive. No trails are included as part of the development. Five-foot-wide sidewalks will be constructed as part of each lot development.

UTILITIES

Utilities have been extended throughout the plat. Each lot will be served by public water, sanitary sewer, and storm sewer. Storm water detention is provided for in two detention basins on the west side of the overall development. These ponds will be owned and maintained by the homeowners association.

PARKLAND

Parkland dedication will be provided for with Plat 2 of the development. A total of 1.29 acres are required. The developer will dedicate a portion of the greenway on the west side of the overall development for the City to develop a greenbelt trail.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Indi Run Plat 1 subject to remaining staff comments, review of the legal documents, and completion of public improvements.