

**CITY OF WAUKEE, IOWA
CITY COUNCIL MEETING COMMUNICATION**

MEETING DATE: September 7, 2021

AGENDA ITEM: Consideration of approval of a resolution approving a final plat for Autumn Valley Plat 1

FORMAT: Resolution

SYNOPSIS INCLUDING PRO & CON: D.R. Horton and Forestar (USA) Real Estate Group, Inc., request approval of a final plat for 11.36-acres of property located west of 9th Street and south of Spruce Street. The plat includes a total of 30 lots for single-family residential development. All lots meet or exceed the minimum requirements of the R-2 zoning district. Extensions of streets and utilities have been completed by the developer.

FISCAL IMPACT INCLUDING COST/BENEFIT ANALYSIS:

COMMISSION/BOARD/COMMITTEE COMMENT: The Planning and Zoning Commission reviewed this request on July 27, 2021, and recommended approval subject to remaining staff comments.

Approval of a Final Plat for Autumn Valley Plat 1

Planning Coordinator, Andy Kass, introduced the request as submitted by the applicant, D.R. Horton for approval of a single family residential subdivision. The subject property is generally located south of Spruce Street and west of 9th Street containing approximately 11.36 acres.

Mr. Kass advised that the final plat identifies 30 lots for single family development proposed to meet the minimums of the R-2 zoning district. Lots range in size from 8,060 square feet to 13,550 square feet. Outlot X is identified for Stormwater detention purposes and will be owned and maintained by the homeowners association. Outlot y is to be dedicated to the City of Waukee to satisfy the needed 1.14 acre parkland dedication requirements. Two public street extensions are part of this plat as well as a 10-foot wide trail along the west side of 10th street and five-foot wide sidewalks in all other areas as the lots develop. Utilities are available for the development and a landscape buffer easement has been indicated on all lots that are adjacent to 10th street.

At this time staff would recommend approval of the final plat for Autumn Valley plat 1 subject to any remaining staff comments and completion of the public improvements.

- Commissioner Broderick questioned if the location of the parkland had the intention of bordering other parkland from future developments. Mr. Kass advised that was correct, the intent would be to group the parkland to the west and south.

Commissioner Streit moved to approve the final plat for Autumn Valley Plat 1 subject to remaining staff comments and completion of the public improvements. Commissioner Broderick seconded the motion. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

STAFF REVIEW AND COMMENT: Staff recommends approval of the final plat for Autumn Valley Plat 1.

RECOMMENDATION: Approve the resolution

ATTACHMENTS:

- I. Proposed Resolution
- II. Staff Report
- III. Final Plat

PREPARED BY: Andy Kass, Planning Coordinator

REVIEWED BY:

THE CITY OF WAUKEE, IOWA

RESOLUTION 2021-

APPROVING THE FINAL PLAT FOR AUTUMN VALLEY PLAT 1

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF WAUKEE, IOWA

WHEREAS, the City of Waukee, Dallas County, State of Iowa, is a duly organized Municipal Organization; **AND**,

WHEREAS, D.R. HORTON – IOWA, LLC, & FORESTAR (USA) REAL ESTATE GROUP, INC., have requested final plat approval of Autumn Valley Plat 1 (the “Plat”); **AND**,

WHEREAS, the City of Waukee Planning and Zoning Commission recommended approval of the Plat on July 27, 2021, subject to remaining staff comments and review of the legal documents; **AND**,

WHEREAS, the Final Plat for Autumn Valley Plat 1 and the documents relating thereto will comply with Section §303 - *Land Subdivision Ordinance* of the Waukee Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Waukee, Iowa on this 7th day of September, 2021, that the Final Plat for Autumn Valley Plat 1 be and the same is hereby accepted and approved by the City Council of the City of Waukee.

BE IT FURTHER RESOLVED that the City of Waukee does hereby accept the following easements and documents to be filed with the Plat:

1. Warranty Deed (Street Lots A, B, C and Outlot Y);
2. Public Utility Easement;
3. Public Sanitary Sewer Easement;
4. Public Storm Sewer Easement;
5. Public Overland Flowage Easement;
6. Public Snow Storage Easement;
7. Public Landscape Buffer Easement; and
8. Storm Water Management Facility Maintenance Covenant & Permanent Easement Agreement

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

RESULTS OF VOTE:

AYE

NAY

ABSENT

ABSTAIN

Anna Bergman Pierce

R. Charles Bottenberg

Chris Crone

Larry R. Lyon

Ben Sinclair



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Autumn Valley Plat 1 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

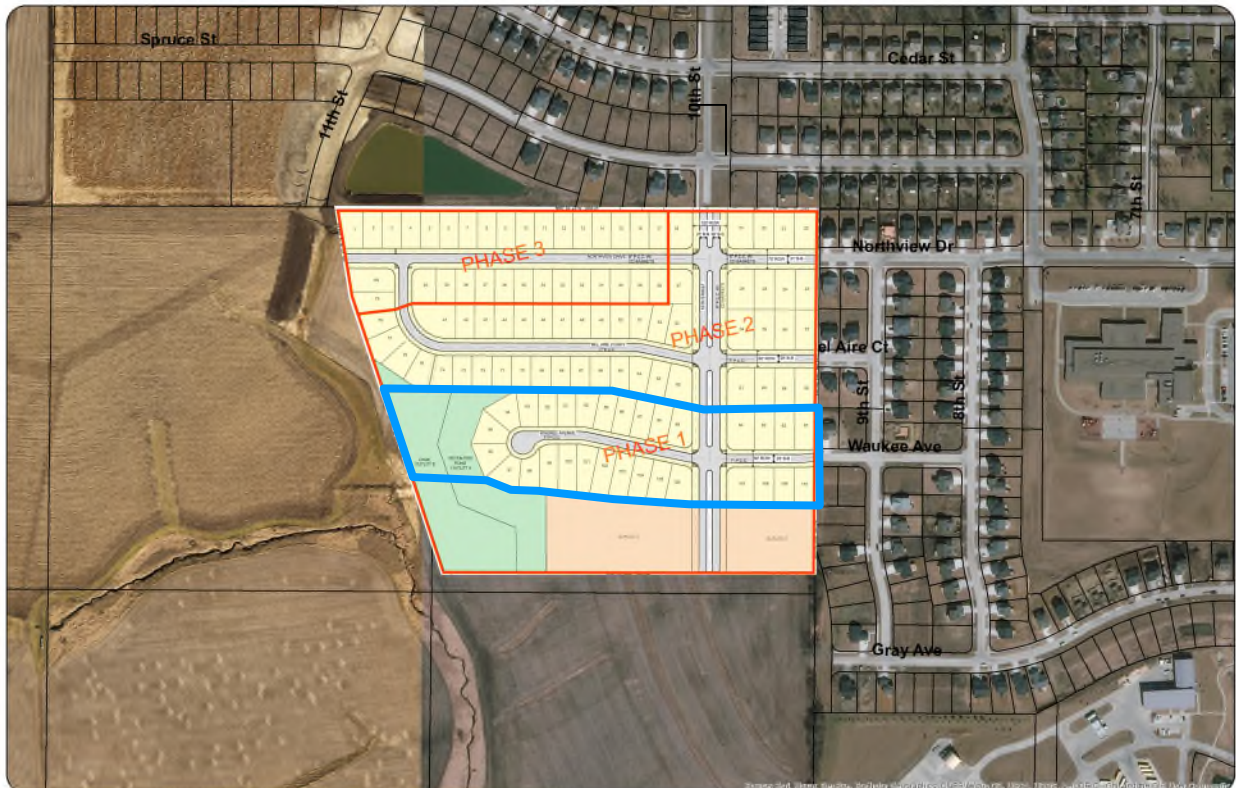
REPORT DATE: July 23, 2021

MEETING DATE: July 27, 2021

GENERAL INFORMATION

Applicant:	DR Horton
Owner:	Forestar Real Estate Group
Owner's Representative:	Branden Stubbs – Stubbs Engineering
Request:	The applicant is requesting approval of a final plat for a single family residential subdivision.
Location and Size:	Property is generally located south of Spruce Street and west of 9 th Street containing approximately 11.36 acres more or less.

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 & Medium Density Residential	R-2 (One & Two Family Residential District)
North	Spring Crest Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
South	Vacant – Undeveloped	Community Commercial & High Density Residential	A-1 (Agricultural District)
East	Clayton Estates Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant - Undeveloped	Single Family Residential	A-1 (Agricultural District)

PROJECT DESCRIPTION

LOTS

The final plat identifies 30 lots for single family residential development. All proposed single family lots are zoned R-2 and comply with the minimum requirements of the R-2 zoning district. The lots range in size from 8,060 square feet to 13,550 square feet. Table 1 below summarizes the requirements of the R-2 district.

Table 1: R-2 Zoning District Bulk Regulations

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)

Outlots X shown on the final plat is for stormwater detention purposes and will be owned and maintained by the homeowner's association. Outlot Y is to be dedicated to the City of Waukee to satisfy parkland dedication requirements.

STREETS AND TRAIL

The applicant has made extensions of 10th Street and Waukee Avenue to provide access to the individual lots. Both streets will be public streets.

A 10-foot wide trail will be constructed along the west side of 10th Street as each lot develops. Five-foot wide sidewalks will be constructed in all other areas as the lots develop.

UTILITIES

The applicant has completed utility extensions for the plat. Each lot will be serviced by public sanitary sewer and water. Stormwater detention will be accommodated in the pond located within Outlot X.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated on the lots that are adjacent to 10th Street.

PARKLAND DEDCIATION

For the overall Autumn Valley development, a total of 2.75-acres of parkland is required to be dedicated to the City. Outlot Y is 1.14-acres in area. The applicant previously dedicated parkland as part of the Autumn Valley Townhomes project and the last remaining portion of parkland will be dedicated with Autumn Valley Plat 2.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and the final plat is in general conformance with the Subdivision Ordinance. Staff recommends approval of the final plat for Autumn Valley Plat 1 subject to remaining staff comments and completion of the public improvements.

INDEX LEGEND

LOCATION: N/2 SE.1/4 SECTION 32 T79N R26W
PART PARCEL 20-91
WAUKEE DALLAS COUNTY IOWA

REQUESTOR: DR HORTON

PROPRIETORS: FORESTAR (USA) REAL ESTATE GROUP INC.
2221 E. LAMAR BOULEVARD SUITE 790
ARLINGTON TEXAS 76006

SURVEYOR: JOEL R. ROMEY

COMPANY & RETURN TO: RACCOON VALLEY LAND SURVEYING LLC
33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317

AUTUMN VALLEY PLAT 1

final plat

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF PARCEL 20-91 IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M., WAUKEE, DALLAS COUNTY, IOWA AS SHOWN IN BOOK 2020 AT PAGE 34873 DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 20-91, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF OUTLOT A IN AUTUMN VALLEY TOWNHOMES, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N89°53'23"W ALONG THE SOUTH LINE OF SAID PARCEL 20-91 AND ALONG THE NORTH LINE OF OUTLOT A, LOT A AND OUTLOT B IN SAID AUTUMN VALLEY TOWNHOMES, A DISTANCE OF 523.03 FEET; THENCE N84°13'15"W ALONG THE SOUTHERLY LINE OF SAID PARCEL 20-91 AND ALONG THE NORTHERLY LINE OF OUTLOTS B AND C IN SAID AUTUMN VALLEY TOWNHOMES, A DISTANCE OF 612.60 FEET; THENCE N89°53'213"W ALONG THE SOUTHERLY LINE OF SAID PARCEL 20-91 AND ALONG THE NORTH LINE OF SAID OUTLOT C, A DISTANCE OF 248.52 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 20-91; THENCE N18°23'47"W ALONG THE WESTERLY LINE OF SAID PARCEL 20-91, A DISTANCE OF 350.42 FEET; THENCE S89°53'23"E, A DISTANCE OF 785.98 FEET; THENCE S78°18'23"E, A DISTANCE OF 290.02 FEET; THENCE S89°53'23"E, A DISTANCE OF 424.96 FEET TO THE EAST LINE OF SAID PARCEL 20-91 AND TO THE NORTHWEST CORNER OF LOT 33 IN CLAYTON ESTATES PLAT 2; THENCE S00°32'43"W ALONG THE WEST LINES OF LOTS 33, A AND 32 IN SAID CLAYTON ESTATES PLAT 2, A DISTANCE OF 334.61 FEET TO THE POINT OF BEGINNING.

ZONING:

R-2 ONE FAMILY AND TWO FAMILY RESIDENTIAL

BULK REGULATIONS:

MINIMUM LOT AREA: 8,000 SQUARE FEET (SINGLE FAMILY)
MINIMUM LOT WIDTH: 65 FEET.

SETBACKS:

FRONT YARD: 30 FEET
SIDE YARD: 7 FEET MINIMUM 15 FEET TOTAL
REAR YARD: 30 FEET

SAID TRACT OF LAND CONTAINS 11.36 ACRES.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENT OF RECORD.

PART PARCEL 20-91

ADJACENT OWNER:
FORESTAR (USA) REAL ESTATE GROUP INC.
ZONED R-2

