



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Rose Plat 2 – Preliminary Plat & Final Plat

PREPARED BY: Andy Kass, AICP, Community Development Director

REPORT DATE: September 8, 2023

MEETING DATE: September 12, 2023

GENERAL INFORMATION

Owner/Applicant:

City of Waukee

Owner's Representative:

Eric Miller, PLS, Snyder & Associates

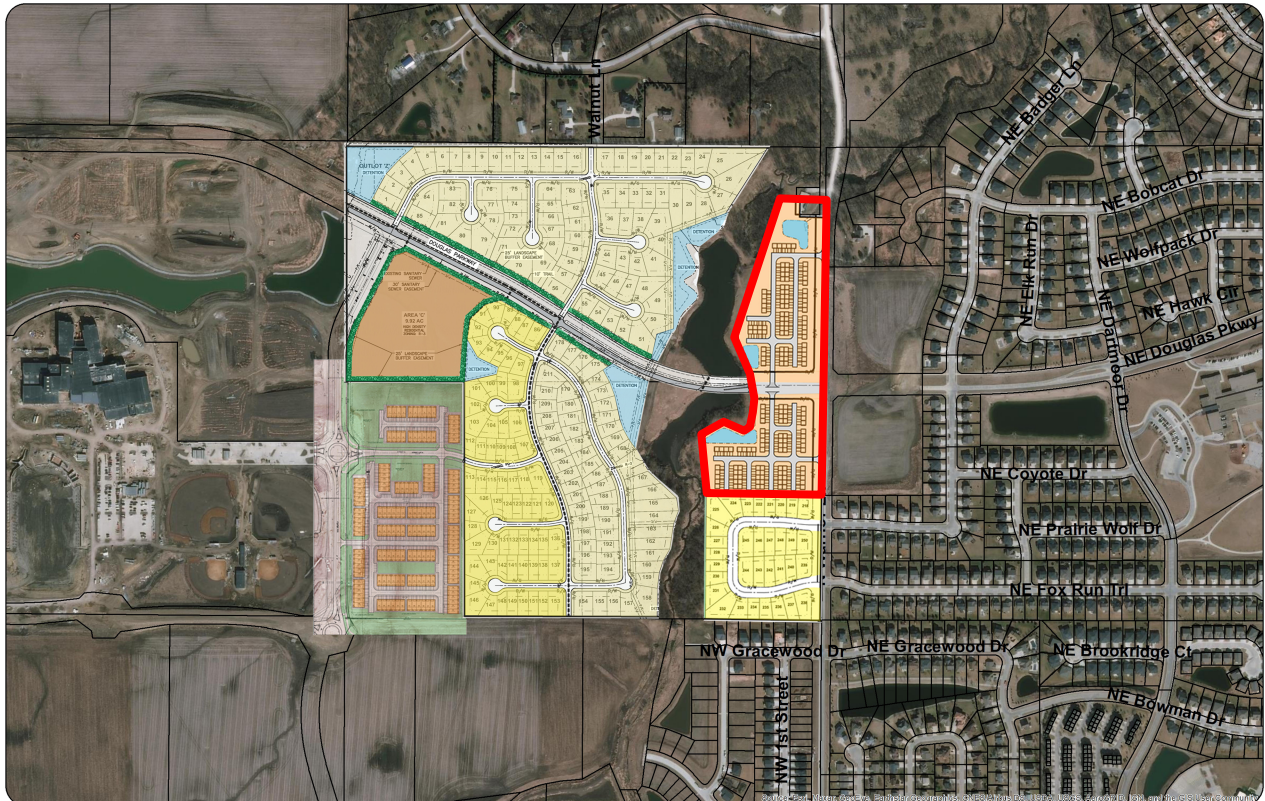
Request:

The applicant is requesting approval of a preliminary plat and final plat for a medium density residential subdivision.

Location and Size:

Property is generally located west of N. Warrior Lane and north of Hickman Road containing approximately 17.96-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	Vacant – Undeveloped	Single Family Residential	R-4 (Tow Dwelling and Townhome Residential District)
North	Sahu Acres	Single Family Residential	AR (Single-Family Acreage District)
South	Prairie Rose Plat 4	Single Family Residential	R-2 (One and Two-Family Residential District)
East	Vacant - Undeveloped	High Density Residential / Neighborhood Commercial	R-3 (Multi-Family Residential District) & C-1A (Neighborhood Commercial District)
West	Prairie Rose Plat 3	Single Family Residential	R-2 (One and Two-Family Residential District)

PROJECT DESCRIPTION

LOTS

The preliminary plat and final plat identify the creation of two (2) lots for future medium density residential development. Lot 1 is 6.38-acres in area and Lot 2 is 6.42-acres in area. Street Lots A and B are intended to serve as street right-of-way for NW Douglas Parkway and N. Warrior Lane. Table 1 below summarizes the minimum requirements of the R-4 district.

Table 1: Bulk Regulations applicable to the R-4 zoning district.

Category	R-4 (minimum)
Lot Area	3,500 square feet per unit
Lot Width	20 feet per unit
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet

STREETS AND TRAILS

Recently, the City completed improvements to NW Douglas Parkway. In addition, an asphalt overlay of N. Warrior Lane was completed in 2021. Trails will be installed along the north and south sides of NW Douglas Parkway.

UTILITIES

Utilities exist in the area to serve future development. Stormwater management will be provided for in the adjoining regional pond that is owned and maintained by the City.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat and final plat for Prairie Rose Plat 2 subject to remaining staff comments, review of the legal documents, and completion of public improvements.