



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Stratford Crossing – Preliminary Plat

DATE: January 23, 2018

GENERAL INFORMATION:

Applicant: Landmark Development Services

Requested Action Approval of a Preliminary Plat for a commercial and residential subdivision

Location and Size: Property is generally located north of Hickman Road and west of North 10th Street, containing approximately 214 acres.

LAND USES AND ZONING:

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|--|---------------------------------------|-----------------------------------|
| Property in Question | Agricultural | Employment / Neighborhood Residential | R-2, PD-1/R-2, R-3, R-4, C-1, A-1 |
| North | Agricultural | Neighborhood Residential | N/A (Dallas County) |
| South | Agricultural / Industrial | Employment / Neighborhood Residential | A-1 & M-1A |
| East | Agricultural (Future High School & Sports Complex) | Employment / Neighborhood Residential | A-1 |
| West | Agricultural | Neighborhood Residential | A-1 |

BACKGROUND:

The subject property is north of Hickman Road and west of North 10th Street. The property was rezoned in the fall of 2017 to allow for commercial, multi-family, rowhome, single-family, duplex, and small lot single-family development. As part of the rezoning a Planned Development Agreement was approved by the City Council to allow for single-family lots that are smaller in size than what the typical lot size requirements are within the R-2 district. Additional information regarding these lots has been included below. All other zoning districts on the property are standard zoning districts that are not subject to the Planned Development Agreement.



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

**PROJECT DESCRIPTION:
LOTS**

The preliminary plat identifies a total of 472 lots and five (5) outlots. Of the 472 lots, 334 are single family lots (242 standard lots and 92 planned development lots), 132 lots for two family (duplex) development, two (2) lots for multi-family development, one (1) lot for townhome/rowhome development, and three (3) lots for commercial development. The preliminary plat indicates a total of six phases of development beginning in 2018 and ending in 2021.

The standard single family lots range in size from 65 feet wide to 92 feet wide and between 8,700 square feet to 41,000 square feet in area. The standard R-2 requirement is 65 feet wide and 8,000 square feet. The planned development lots range in size from 55 feet to 64 feet in width and 7,100 square feet to 23,500 square feet. The minimum lot are required by the Planned Development Agreement is 7,000 square feet and the minimum lots width is 55 feet. Table 1 below compares these to the standard R-2 requirements.

Table 1: Standard R-2 requirements in comparison to the Planned Development.

| Category | Standard R-2 (minimum) | Proposed PD-I/R-2 (minimum) |
|--------------------------|--------------------------------|-------------------------------------|
| Lot Area | 8,000 square feet | 7,000 square feet |
| Lot Width | 65 feet | 55 feet |
| Side Yard Setback | 15 feet total (7 feet minimum) | 10 feet total (5 feet on each side) |

In addition to the relaxed bulk regulations the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;
- Minimum of 1,100 square feet for a ranch and 1,400 square feet for a two-story;
- Adjacent lots cannot share the same building elevation; and
- 25% stone on the front of the home facing the public street

The R-2 zoning district requires a minimum of 10,000 square feet for a two family (duplex) lot. The proposed two family (duplex) lots range in size from 10,790 square feet to 22,223 square feet. The minimum required lot width for a two family lot is 80 feet. The preliminary plat indicates that lot widths ranging in size from 80 feet to 90 feet.

The three (3) commercial lots, Lots 180, 181, and 201, range in size from 3.66 acres to 13.22 acres. Any future development on these lots will be subject to site plan approval from the Planning & Zoning Commission and the City Council.

Lots 179 and 202 are zoned R-3 to allow for multi-family development. The lots are 8.32 acres and 8.54 acres in area. Any future development on these lots will be subject to site plan approval from the Planning & Zoning Commission and the City Council.

Lot 182 is zoned R-4 to allow for townhome or row home development. Lot 182 is 10.40 acres in area. Any future development on these lots will be subject to site plan approval from the Planning & Zoning Commission and the City Council.

Outlots Y and W are intended for storm water detention for the plat. The ponds within these outlots will be wet bottom ponds, meaning water will always be stored within the ponds. These outlots will be owned and maintained by the owners association that will be formed once the property is platted and developed. Outlot V is a remnant piece of property that will be owned and maintained by the owner association as well. In addition, Outlot V will have a trail constructed through it to provide a trail connection to the Raccoon River Valley Trail. Outlot X is proposed to be dedicated to the City of Waukee to satisfy parkland dedication requirements. Outlot U is intended for future development. Outlot U is currently zoned A-1, but will be rezoned in the future prior to development.

STREETS AND TRAIL

The preliminary plat identifies extensions of Douglas Parkway and Sunrise Drive. In addition, the preliminary plat identifies the construction of fourteen (14) new streets. Stratford Drive and Sunrise Drive are considered minor collector streets with a 70 foot right-of-way and 31 foot pavement. Douglas Parkway is considered a Major Arterial, but the applicant will only be required to construct one 26 foot side section. This is similar to previous extensions to Douglas Parkway to the east. Future widening of Douglas Parkway will be constructed by the City. The ultimate buildout of Douglas Parkway is a four lane divided boulevard. All other streets will be considered local streets with a 60 foot right-of-way and 29 foot wide pavement. All streets will be public streets. Improvements to North 10th Street will be completed as part of the High School and Sports Complex development that is immediately to the east of this property. The preliminary plat does identify right turn lanes off of North 10 Street at Stratford Drive and Sunrise Drive.

A 10 foot wide trail will be constructed within the Douglas Parkway right-of-way in the future. The applicant has also proposed a trail network through the development to satisfy parkland dedication requirement. More information on this trail network can be found in the Parkland section. All other sidewalks will be five foot wide sidewalks.

UTILITIES

Utilities will be extended to service the proposed plat as part of the public improvements. The City is in the process of designing the trunk sewer that will serve not only this property, but also the new High School and Sports Complex site to the east. The sewage will all flow back to the Little Walnut Creek Lift Station located off of North Warrior Lane. Completion of the design of this trunk sewer is expected within the next few months and construction of the sewer is expected to be completed by early fall of 2018.

An existing 12-inch water main along North 10 Street south of the subject property will be extended to the property as part of the public improvements. Once the 12-inch main is brought up to the property from the south, the developer will install water main throughout the plat.

Storm water management will be provided within Outlots Y and W for the single family residential portions of the property. The ponds within Outlots Y and W will be wet bottom ponds. The flows from the site will discharge to the north and ultimately to Little Walnut Creek. Additional ponds will be required in the future when the commercial, multi-family, and townhome lots develop.

PARKLAND:

Parkland dedication is required for the residential components of the proposed plat. Based upon the number of lots proposed and the potential densities for multi-family and townhome development, the applicant is required to dedicate 13.14 acres to the City. Outlot X is 7.11 acres in area and is intended to be dedicated to the City for parkland. In addition, to Outlot X, the applicant has proposed to construct a 10 foot trail Between Lots 161 and 162 that will continue to Stratford Drive and to the east until it meets up with the proposed trail within the rear yards of Lots 313 – 338 and within Outlot V. The trail would ultimately connect to the Raccoon River Valley Trail. Acceptance of this proposal will be subject to City Council approval.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Stratford Crossing subject to remaining staff comments.

CITY OF WAUKEE

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