



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Clayton Estates Plat 2 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: June 8, 2018

MEETING DATE: June 12, 2018

GENERAL INFORMATION

Applicant:

Jerry's Homes, Inc.

Owner:

Jerry's Homes, Inc.

Owner's Representative:

Erin Ollendike, P.E. with Civil Design Advantage, LLC

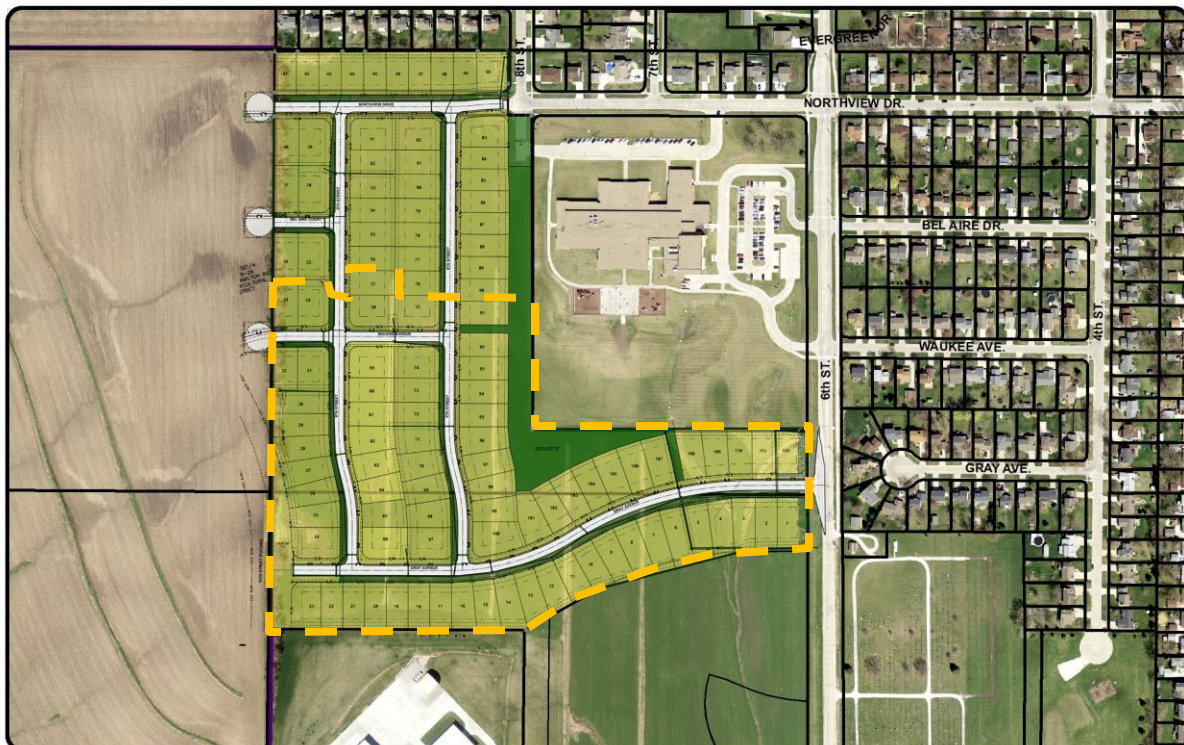
Request:

The applicant is requesting approval of a final plat for a single family residential subdivision.

Location and Size:

Property is generally located west of 6th Street and south of Northview Drive, containing approximately 26 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	Neighborhood Residential	R-2 (One and Two Family Residential)
North	Clayton Estates Plat 1	Neighborhood Residential	R-2 (One & Two Family Residential)
South	Waukee Public Works Building & Waukee School District Transportation & Logistics Center	Civic / Institutional	M-1 (Light Industrial District)
East	Waukee elementary School	Civic / Institutional	M-1 (Light Industrial)
West	Agricultural	Neighborhood Residential	A-1 (Agricultural)

HISTORY

This is the second and final plat for the Clayton Estates development. The developer, Jerry’s Homes, Inc., completed the first plat in 2017 which included a total of 37 single family lots. This property was formerly owned by the City of Waukee and was sold to the developer in 2016.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 75 lots and two (2) outlots. All planned lots are intended for single family development and meet the minimum requirements in the R-2 zoning district. The lots range in size from 9,098 square feet to 13,607 square feet. The lots widths range from 65 feet to 72 feet. Table I 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 I: 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)

STREETS AND TRAIL

As part of the public improvements the developer has installed extensions of 8th Street, 9th Street, Waukee Avenue, and Gray Avenue. 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 the regional detention pond located at the corner of 6th Street and University Avenue. This pond is owned and maintained by the City of Waukee.

PARKLAND

Outlot Z is being dedicated to the City to satisfy parkland dedication requirements for the development. A portion of Outlot Z was dedicated to the City with Plat 1, but the overall acreage of the parkland is 2.47 acres. The required dedication is 2.01 acres.

STAFF RECOMMENDATION

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