



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Indi Run Plat 2 – Final Plat

**PREPARED BY:** Andy Kass AICP, Senior Planner

**REPORT DATE:** November 21, 2018

**MEETING DATE:** November 27, 2018

### GENERAL INFORMATION

**Applicant:**

Indi Run, LLC

**Owner:**

Indi Run, LLC

**Owner's Representative:**

Doug Mandernach, with Civil Design Advantage, LLC

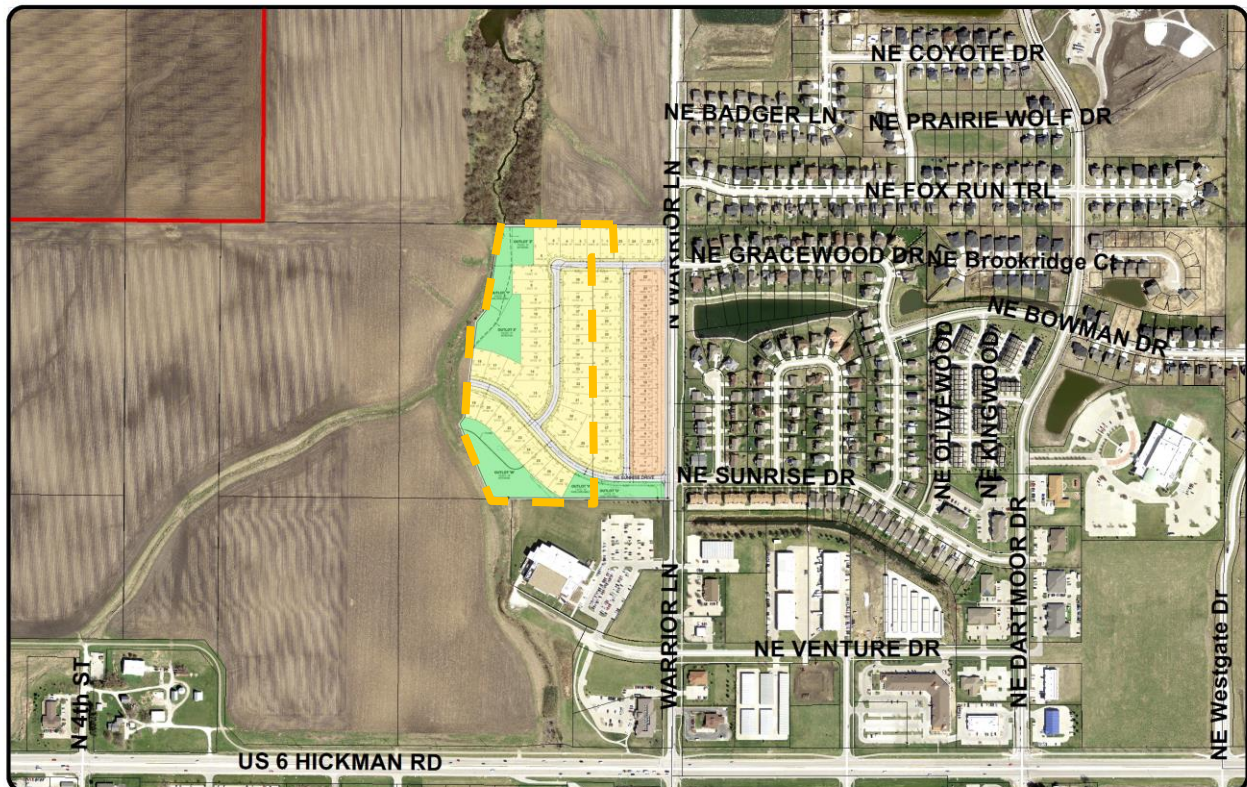
**Request:**

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

**Location and Size:**

Property is generally located west of Warrior Lane and north of the Waukee Family YMCA, containing approximately 17.39 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)
North	Vacant- Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
South	Waukee Family YMCA	Neighborhood Residential	C-1B (Large Scale Commercial District)
East	Single Family – Indi Run Plat 1	Neighborhood Residential	R-2 (One & Two Family Residential District) & R-4 / PD-1 (Row Dwelling & Townhome District) / (Planned Development Overlay District)
West	Vacant - Undeveloped	Neighborhood Residential	A-1 (Agricultural District)

## HISTORY

This is the second plat for the Indi Run development. The applicant platted the 39 lots included in the first phase in the summer of 2018. The total number of lots intended for the two phase development is 77 lots for single family residential and detached townhome development.

## PROJECT DESCRIPTION

### LOTS

The final plat identifies a total of 38 lots for single family residential development. The lots are zoned R-2 (One & Two Family Residential) and are subject to the bulk regulations included in Table 1 below. The lots range in size from 9,450 square feet to 15,107 square feet in area. The lots range in width from 65 feet wide to 75 feet wide. All lots meet the minimum 110-foot depth requirement.

**Table 1: Standard R-2 requirements.**

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

In addition to the 38 lots for residential development, the plat, includes five (5) outlots for storm water detention, green space, and parkland. Outlots V, W, Y, and Z will be utilized for storm water detention or green space. These outlots will be owned and maintained by the Indi Run Homeowners Association. Outlot X will be deeded to the City of Waukee to satisfy parkland dedication requirements.

### **STREETS AND TRAIL**

As part of the public improvements the developer has installed extensions of NW Gracewood Drive and NW Sunrise Drive. Five-foot-wide sidewalks will be constructed as part of each lot development. A ten-foot-wide trail has been constructed within Outlot Z to provide access to the parkland.

### **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 three detention ponds. These ponds will be owned and maintained by the homeowner's association.

### **PARKLAND**

Parkland dedication is being satisfied with the dedication of Outlot X. A total of 1.29 acres are required and Outlot X is 1.30-acres in area.

### **STAFF RECOMMENDATION**

The final plat is in conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. All lots meet or exceed the minimum bulk regulations. The required public improvements are currently under construction, and the required parkland is being dedicated to the City by the developer. Staff recommends approval of the final plat for Indi Run Plat 2 subject to remaining staff comments, review of the legal documents, and completion of public improvements.