

PLANNING & ZONING AGENDA ITEM #5

Planning & Zoning Meeting date: 3/12/13

SUBJECT: Approval of a Rezoning Request for a change in zoning from A-1 [Agricultural District] to R-2 [One and Two Family Residential]; and a change in zoning from A-1 [Agricultural District] to R-3 [Rental Multi-Family Residential District] – Westtown Meadows Phase 2

SYNOPSIS: The subject property involved in the proposed rezoning is located east of Westtown Meadows Plat 1 off of SE Westtown Parkway, south of the Grant Park 1 and 2 subdivisions. This property was included in the master planning conducted for the Alice's Road Corridor Master Plan and was identified in the plan as an area that could be developed as a combination of traditional single family residential (R-1 or R-2), single family small lot residential (R-2 or R-4), multi-family rowhouse (R-4), and multi-family medium residential (R-3 or R-3A). The applicant is proposing to develop the property as a combination of single family residential and multi-family residential. The single family portion of the development concept includes approximately 19.5 acres for the development of around 51 lots. The multi-family residential portion of the development concept includes approximately 24.6 acres which would allow for a density of approximately 250 - 320 units based upon the current ordinance requirements for units in a building (24) and parkland dedication. The applicant's intent would be to develop the proposed single family lots as an initial phase and allow for the development of apartments at a later date.

STAFF RECOMMENDATION: Staff would recommend approval of the rezoning.

PROPOSED MOTION: Motion to Approve the Rezoning Request for a change in zoning from A-1 [Agricultural District] to R-2 [One and Two Family Residential District] and a change from A-1 [Agricultural District] to R-3 [Rental Multi-Family Residential District] – Westtown Meadows Phase 2.

ATTACHMENTS:

SUPPORTING DOCUMENTS:

- I. Staff Report
- II. Staff Comment Letter dated 2/26/13
- III. Rezoning Map
- IV. Concept Plan
- V. Notification Letter, dated 3/4/13

Prepared by: Ben Landhauser, City Planner



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Westtown Meadows Phase 2 - Rezoning

DATE: March 12, 2013

GENERAL INFORMATION:

Applicant:

ARAC, LLC.

Requested Action

Rezoning Approval

Location and Size:

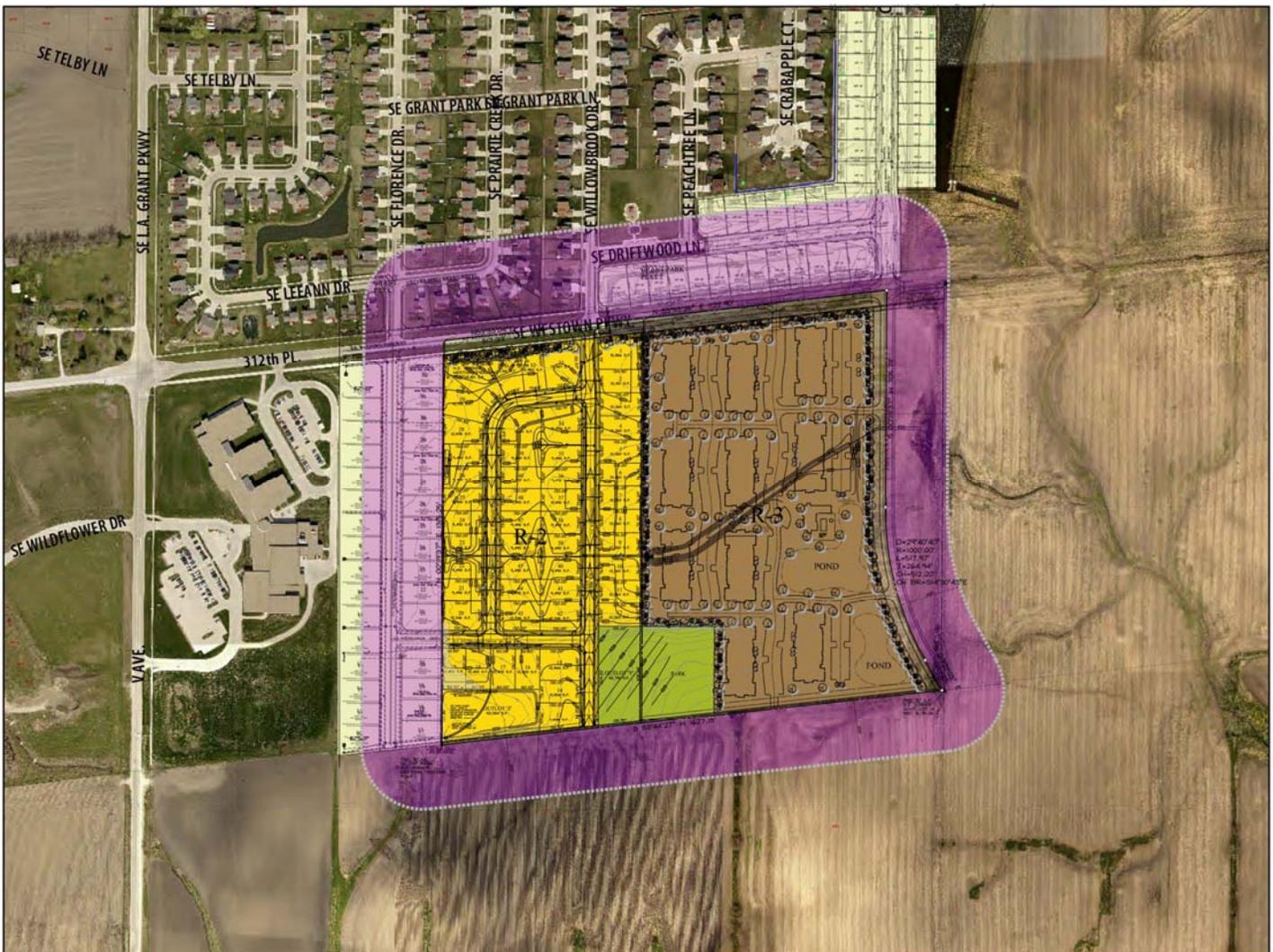
Property is generally located East of SE L.A. Grant Parkway, South of SE Westtown Parkway adjacent to Westtown Meadows Plat 1 containing approximately 19.5 acres more or less for R-2 use and approximately 24.64 acres more or less for R-3 use.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan / [Alice's Road Corridor Plan]	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential / [Single Family Traditional/Single Family Small Lot/ Multi-Family Rowhouse/Multi-Family Stacked Medium/Open Space]	A-1
North	Grant Park 1 & 2 Subdivisions – Single Family Residential	Neighborhood Residential / [Single Family Traditional/Multi-Family Rowhouse]	R-2
South	Vacant – Undeveloped/Agricultural	Neighborhood Residential / [Single Family Traditional/Single Family Small Lot/ Multi-Family Rowhouse/Multi-Family Stacked Medium/Open Space]	A-1
East	Vacant - Undeveloped	Futures Corridor / [Office B]	A-1
West	Westtown Meadows Plat 1 – Single Family Residential	Neighborhood Residential / [Single Family Traditional]	R-2

BACKGROUND:

The subject property involved in the proposed rezoning is located east of Westtown Meadows Plat 1 off of SE Westtown Parkway, south of the Grant Park 1 and 2 subdivisions. This property was included in the master planning conducted for the Alice’s Road Corridor Master Plan and was identified in the plan as an area that could be developed as a combination of traditional single family residential (R-1 or R-2), single family small lot residential (R-2 or R-4), multi-family rowhouse (R-4), and multi-family medium residential (R-3 or R-3A). The applicant is proposing to develop the property as a combination of single family residential and multi-family residential. The single family portion of the development concept includes approximately 19.5 acres for the development of around 51 lots. The multi-family residential portion of the development concept includes approximately 24.6 acres which would allow for a density of approximately 250 - 320 units based upon the current ordinance requirements for units in a building (24) and parkland dedication. The applicant’s intent would be to develop the proposed single family lots as an initial phase and allow for the development of apartments at a later date.



ABOVE: Aerial of Concept Plan identifying the proposed are for single family residential (**YELLOW**) and multi-family residential (**BROWN**) for the subdivision with the 200’ Rezoning Notification Buffer (**PURPLE**) and Surrounding Properties.

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. The Rezoning Map indicates consent to the zoning change from 69.79% of the property owners within 200 feet of the property proposed

to be rezoned. Notification of the rezoning request to the proposed property was sent on March 4, 2013. To date, staff has not received any correspondence for or against the proposal. Notification signs of the proposed City Council Public Hearing Date have been placed on the property.

From a land use perspective, the requested zoning designation is projected to create a slightly higher density on this particular property than was anticipated by the Alice's Road Corridor Master Plan. The Alice's Road Master Plan identified 9.6 acres of single family traditional residential, 10 acres of single family small lot residential, 8.25 acres of multi-family rowhouse, and 1.86 acres of multi-family medium residential for the property in question. If the Commission will recall, the Grant Park 3 subdivision approved in December of 2012 had proposed to include single family lots in lieu of the Alice's Road Master Plan's suggestion of bi-attached single family units. With this in mind, the current proposal really consolidates the density in one area through a different land use type but provides for generally the same density across the area as a whole. The Comprehensive Plan identifies this area as intended for Neighborhood Residential, which certainly matches the applicant's intent of developing single family residential lots and creating a multi-family zoned property.

The concept plan for the property identifies 51 total single family residential lots that are intended to be completed in a single phase. The proposed lots have been designed to conform to R-2 requirements and in fact exceed many of the required provisions with regard to required width and depth. With successful approval of the proposed rezoning, the applicant has indicated an immediate desire to develop the proposed lots this spring/summer. Final storm water and detention design may also shift some of the lot configurations but will maintain conformance with the subdivision standards for R-2 lots. The applicant does not intend on developing the R-3 property at this time, but has provided a layout that would generally meet the intent of our ordinance while the owner works with a multi-family developer on finalizing a concept for the property. The concept plan does identify the area planned for parkland dedication. The portion of parkland shown adjacent to the single family lots is equal to the required land area for the 51 single family lots. Staff agrees with the location and initial size of parkland shown adjacent to the multi-family property which will become more refined and reflective of the final development concept for the property at such time as the actual number of units proposed has been determined.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend Approval of the rezoning request.

CITY OF WAUKEE

Ben Landhauser
City Planner



Development Services Department

230 W. Hickman Road

Waukeee, IA 50263

Phone: (515) 978-9533

Fax: (515) 987-1845

February 26, 2013

Cooper Crawford & Associates, LLC

Attn: Brad Cooper

475 S. 50th Street, Suite 800

West Des Moines, IA 50265

RE: Westtown Meadows Phase 2 – Rezoning: R-2 & R-3

Dear Mr. Cooper:

Per your request, staff has reviewed the rezoning request for the next phase of Westtown Meadows located off of SE Westtown Parkway south of the Grant Park subdivision and east of the Waukeee South Middle School. Based upon our review, staff has the following comments related to the rezoning request:

REZONING SKETCH/MAP

- ~~1. As a part of the next submittal staff would request that the separate rezoning maps for the R-2 and R-3 portions of property be combined into one rezoning map with callouts identifying the individual zoning classifications desired.~~
- ~~2. Staff would request that the R-3 boundary be revised to follow the projected centerline of SE Parkview Crossing Drive as it is anticipated that the R-3 land use designation will not be present on the east side of SE Parkview Crossing Drive. Please address.~~
- 3. Signature sheets identifying consent from ARAC, LLC need to be provided for the City's record on their consent to the rezoning proposed. Based upon the matrix provided on the rezoning map, it appears additional consent from adjacent property owners is needed to meet the minimum 50% consent to have the request presented to the Planning and Zoning Commission and City Council. Staff would suggest receiving consent from KNC, LLC, which would exceed the minimum consent to the rezoning needed. Please address.**
- 4. The rezoning boundary should be revised to maintain a consistent 200 foot buffer surrounding the total area proposed to change from A-1 to something else. The buffer should not be adjusted for the planned ROW of Parkview Crossing Drive on the east side of the proposed apartment complex as the ROW does not exist today.**
- 5. The proposed zoning indicated in the legend should be revised to indicate R-2 and R-3. Additionally, a legal description specific to the R-2 property and a legal description specific to the R-3 property should be indicated on the rezoning map for clarity as to which portions of property are changing.**

CONCEPTUAL DEVELOPMENT PLAN

- ~~6. The lot numbering indicated should be revised as there appears to be a lack of Lots 13—16.~~
- ~~7. The landscape buffer along SE Westtown Parkway should be indicated with the applicable plantings as identified by the buffer surrounding the proposed Multi-Family property.~~
- ~~8. Proposed grades, conceptual utility extensions, roadway extensions (Westtown Parkway & Parkview Crossing Drive), detention in the single family area, and the public trail planned to extend along the southern border of the development from east to west should be indicated on the concept plan. Staff has attached the most recent version of the construction drawings related to Grant Park Plat 3 for your~~

~~reference as to the width of pavement planned on SE Westtown Parkway and the intersection with SE Parkview Crossing Drive.~~

9. **All existing easements recorded as a part of Westtown Meadows Plat I should be indicated on the concept plan with Book and Page for reference. Staff questions if Lots I8 and I9 are buildable due to the location of the detention and overland flowage easement in, through, and around the proposed Outlot Z. Please address.**
10. **The future circulation plan should be eliminated from the concept plan.**

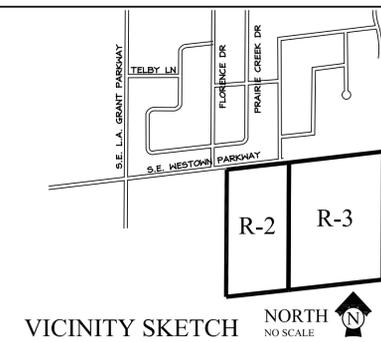
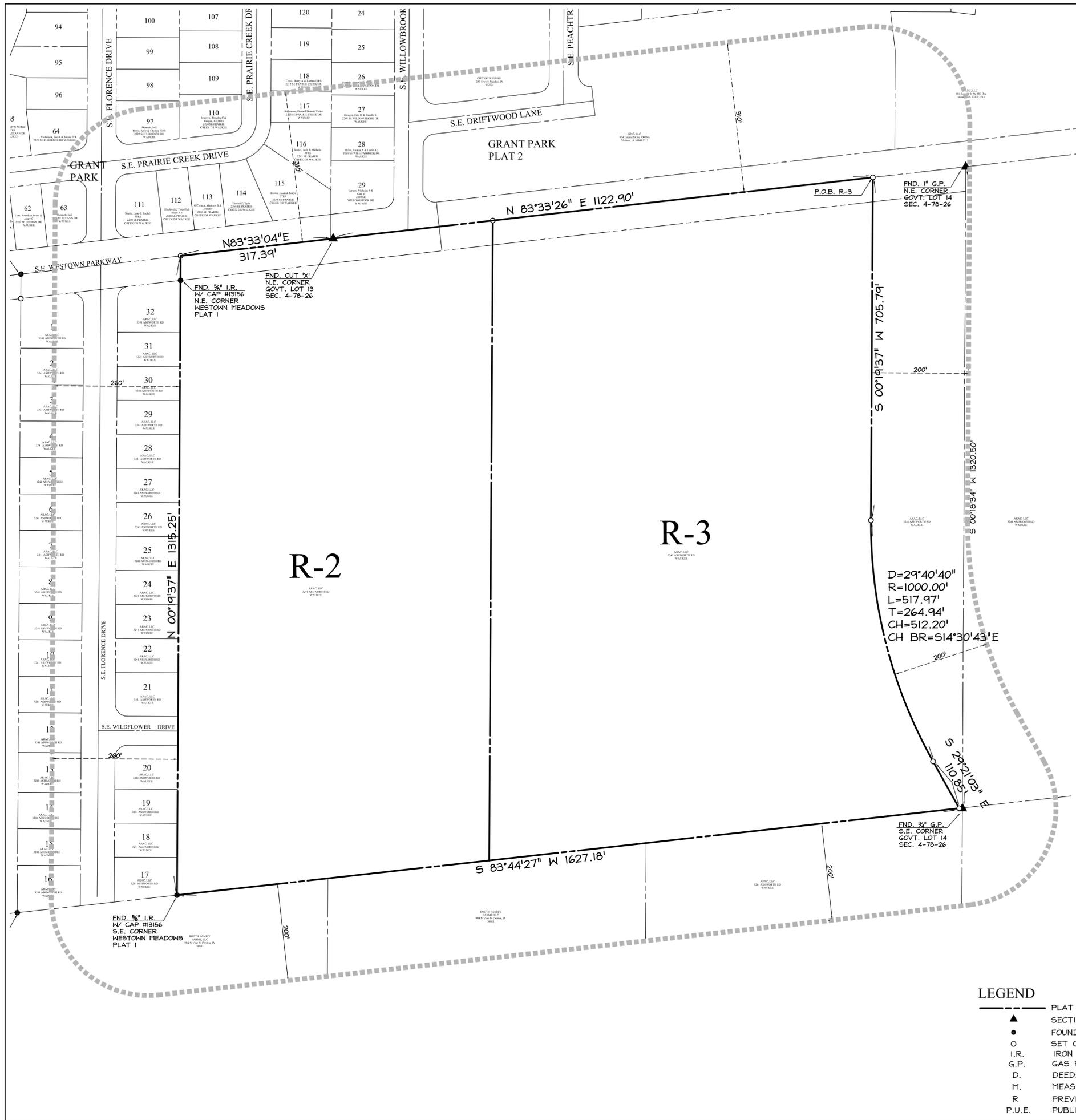
MISCELLANEOUS

11. **Staff would request the the next submittal be provided in digital (PDF) form in addition to hard copies. ~~4 full-sized hard copy sets of the revisions should be delivered to the Development Services Department at Waukee City Hall and 1 full-sized set directly to Veenstra and Kimm (Attn: John Kursitis).~~ Please address.**

Should you have any questions or concerns regarding these comments, please feel free to contact Brad Deets or myself at (515) 987-4522. Revisions should be submitted back to staff for review on Tuesday, March 5, 2013 by 5:00 PM.

Sincerely,

Ben Landhauser
City Planner



VICINITY SKETCH NORTH NO SCALE

REZONING SKETCH WESTTOWN MEADOWS PLAT 2

Waukee, Iowa

OWNER / DEVELOPER
ARAC, LLC
604 LOCUST ST, STE 800
DES MOINES, IA 50266
PH. 515-988-5878

ZONING
EXISTING: A-1 AGRICULTURAL DISTRICT
PROPOSED: R-2 ONE AND TWO FAMILY RESIDENTIAL
R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

R-2 REZONING LEGAL DESCRIPTION
A PART OF GOVERNMENT LOT 13 AND GOVERNMENT LOT 14 OF THE OFFICIAL PLAT OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 13, SAID POINT ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 14 OF THE OFFICIAL PLAT OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE N83°33'26" E, 332.14 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 14; THENCE S00°19'37" W, 1317.37 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 14; THENCE S83°44'27" W, 649.28 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOTS 14 AND 14 TO THE SOUTHWEST CORNER OF WESTTOWN MEADOWS PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N00°09'37" E, 1315.25 FEET ALONG THE EAST LINE OF SAID WESTTOWN MEADOWS PLAT 1 TO THE NORTH LINE OF SAID GOVERNMENT LOT 13; THENCE N83°33'04" E, 317.39 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 13 AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 19.491 ACRES MORE OR LESS.

R-3 REZONING LEGAL DESCRIPTION
A PART OF GOVERNMENT LOT 14 OF THE OFFICIAL PLAT OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 14 OF THE OFFICIAL PLAT OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE N83°33'26" W, 193.36 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 14 TO THE POINT OF BEGINNING; THENCE S00°19'37" W, 705.79 FEET TO A POINT OF CURVATURE OF A 1000.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY 517.97 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD BEARING OF S14°30'43" E AND A CHORD LENGTH OF 512.20 FEET; THENCE S29°21'03" E, 110.85 FEET, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 14; THENCE S83°40'09" W, 977.89 FEET ALONG SAID SOUTH LINE; THENCE N00°19'37" E, 1317.37 FEET, TO THE NORTH LINE OF SAID GOVERNMENT LOT 14; THENCE N83°33'26" E, 790.75 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 24.637 ACRES MORE OR LESS.

SURROUNDING PROPERTY OWNERS

NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY	S.F. WITHIN 200' OF REZONING	% OF TOTAL S.F. WITHIN 200' OF REZONING	% CONSENTING	% NON-CONSENTING
CITY OF WAUKEE	GRANT PARK 2 OUTLOT Y	230 Hwy 6 Waukee, IA 50263	61,817 S.F.	15,220 S.F.	1.19%	XXXXX	XXXXX
KNC, LLC	GRANT PARK 2 OUTLOT Z	604 Locust St Ste 800 Des Moines, IA 50309-3713	533,841 S.F.	212,724 S.F.	16.58%	XXXXX	XXXXX
KNC, LLC	GRANT PARK 2 OUTLOT X	604 Locust St Ste 800 Des Moines, IA 50309-3713	540,179 S.F.	29,382 S.F.	2.29%	XXXXX	XXXXX
BOOTH FAMILY FARMS, LLC	E12 W12 SW EX W507 S309 and W12 E12 SW EX S304C	904 N Vine St Creston, IA 50801	2,787,840 S.F.	236,332 S.F.	18.42%	XXXXX	XXXXX
* ARAC, LLC	LOTS 1 - 32 WESTTOWN MEADOWS PLAT 1	604 Locust St, Ste 800 Des Moines, IA 50266	320,383 S.F.	211,900 S.F.	18.07%	18.07%	XXXXX
* ARAC, LLC	PART GOV LOT 14 EX PART OF GRANT PARK PLAT 2	604 Locust St, Ste 800 Des Moines, IA 50266	205,547 S.F.	205,547 S.F.	16.02%	16.02%	XXXXX
* ARAC, LLC	W38 SE	604 Locust St, Ste 800 Des Moines, IA 50266	2,348,260 S.F.	32,483 S.F.	2.53%	2.53%	XXXXX
* ARAC, LLC	GOV LOT 15	604 Locust St, Ste 800 Des Moines, IA 50266	1,742,400 S.F.	51,781 S.F.	4.04%	4.04%	XXXXX
* ARAC, LLC	E14 SW E14 SW (PHASE-EN) E14 SW	604 Locust St, Ste 800 Des Moines, IA 50266	1,698,840 S.F.	131,588 S.F.	10.26%	10.26%	XXXXX
NICHOLSON, JACOB & NICOLE JTBS	GRANT PARK LOT 44	2220 SE Florence Dr Waukee, IA 50263	10,530 S.F.	433 S.F.	0.03%	XXXXX	XXXXX
BENNETT, JOEL	GRANT PARK LOT 63	2220 SE Lillian Dr Waukee, IA 50263	11,264 S.F.	8,162 S.F.	0.64%	XXXXX	XXXXX
BIENS, KYLE & CHELSEA JTBS	GRANT PARK LOT 97	2223 SE Florence Dr Waukee, IA 50263	10,920 S.F.	8,859 S.F.	0.69%	XXXXX	XXXXX
SEAGREN, TIMOTHY C & BURGER, JILL JTBS	GRANT PARK LOT 110	2220 SE Prairie Creek Dr Waukee, IA 50263	10,920 S.F.	9,048 S.F.	0.71%	XXXXX	XXXXX
SMITH, LANE & RACHEL JTBS	GRANT PARK LOT 111	2200 SE Prairie Creek Dr Waukee, IA 50263	11,570 S.F.	11,570 S.F.	0.90%	XXXXX	XXXXX
BLECKWEL, TYLER H & HOPKINS JTBS	GRANT PARK LOT 112	2200 SE Prairie Creek Dr Waukee, IA 50263	8,580 S.F.	8,580 S.F.	0.67%	XXXXX	XXXXX
O'CONNOR, MATTHEW S & JENNIFER L JTBS	GRANT PARK LOT 113	2270 SE Prairie Creek Dr Waukee, IA 50263	8,580 S.F.	8,580 S.F.	0.67%	XXXXX	XXXXX
TRUESDELL, TYLER	GRANT PARK LOT 114	2200 SE Prairie Creek Dr Waukee, IA 50263	10,125 S.F.	10,125 S.F.	0.79%	XXXXX	XXXXX
BROWN, JASON & SONYA JTBS	GRANT PARK LOT 115	2250 SE Prairie Creek Dr Waukee, IA 50263	16,200 S.F.	16,200 S.F.	1.26%	XXXXX	XXXXX
SEYER, JOSH & MICHELLE JTBS	GRANT PARK LOT 116	2245 SE Prairie Creek Dr Waukee, IA 50263	12,348 S.F.	12,348 S.F.	0.90%	XXXXX	XXXXX
STABENOW, DONALD DEAN & VICTORIA LYNN	GRANT PARK LOT 117	2225 SE Prairie Creek Dr Waukee, IA 50263	8,125 S.F.	7,936 S.F.	0.62%	XXXXX	XXXXX
CREES, BARRY A & LUCAN JTBS	GRANT PARK LOT 118	2215 SE Prairie Creek Dr Waukee, IA 50263	8,125 S.F.	275 S.F.	0.02%	XXXXX	XXXXX
RUMPLER, JAMES H & SARA E JTBS	GRANT PARK 2 LOT 26	2220 SE Willowbrook Dr Waukee, IA 50263	8,748 S.F.	3,857 S.F.	0.23%	XXXXX	XXXXX
BRUBER, ERIC D & JENNIFER L JTBS	GRANT PARK 2 LOT 27	2200 SE Willowbrook Dr Waukee, IA 50263	8,748 S.F.	8,748 S.F.	0.68%	XXXXX	XXXXX
EHEIN, RISHUA A & LINDSEY JTBS	GRANT PARK 2 LOT 28	2200 SE Willowbrook Dr Waukee, IA 50263	8,748 S.F.	8,748 S.F.	0.68%	XXXXX	XXXXX
LARSON, NICHOLAS & KARA M JTBS	GRANT PARK 2 LOT 29	2200 SE Willowbrook Dr Waukee, IA 50263	13,443 S.F.	13,443 S.F.	1.05%	XXXXX	XXXXX
TOTAL SQUARE FOOTAGE			1,283,089 S.F.	TOTAL PERCENTAGE		50.92% CONSENTING	

SIGNED PETITION *

- LEGEND**
- PLAT BOUNDARY
 - ▲ SECTION CORNER
 - FOUND CORNER AS NOTED
 - SET CORNER 5/8" IR W/ YELLOW CAP #13156
 - I.R. IRON ROD
 - G.P. GAS PIPE
 - D. DEEDED DISTANCE
 - M. MEASURED DISTANCE
 - R. PREVIOUSLY RECORDED DISTANCE
 - P.U.E. PUBLIC UTILITY EASEMENT



COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2-5-2013
REVISIONS: 2-19-2013 3-5-2013

APPROVED: [Signature] INITIALS: [Signature] AS-BUILT: [Signature]

REZONING SKETCH WESTTOWN MEADOWS PLAT 2

JOB NUMBER
CC 1485

SHEET
1 OF 2

CONCEPT PLAN WESTTOWN MEADOWS PLAT 2

Waukee, Iowa

OWNER / DEVELOPER

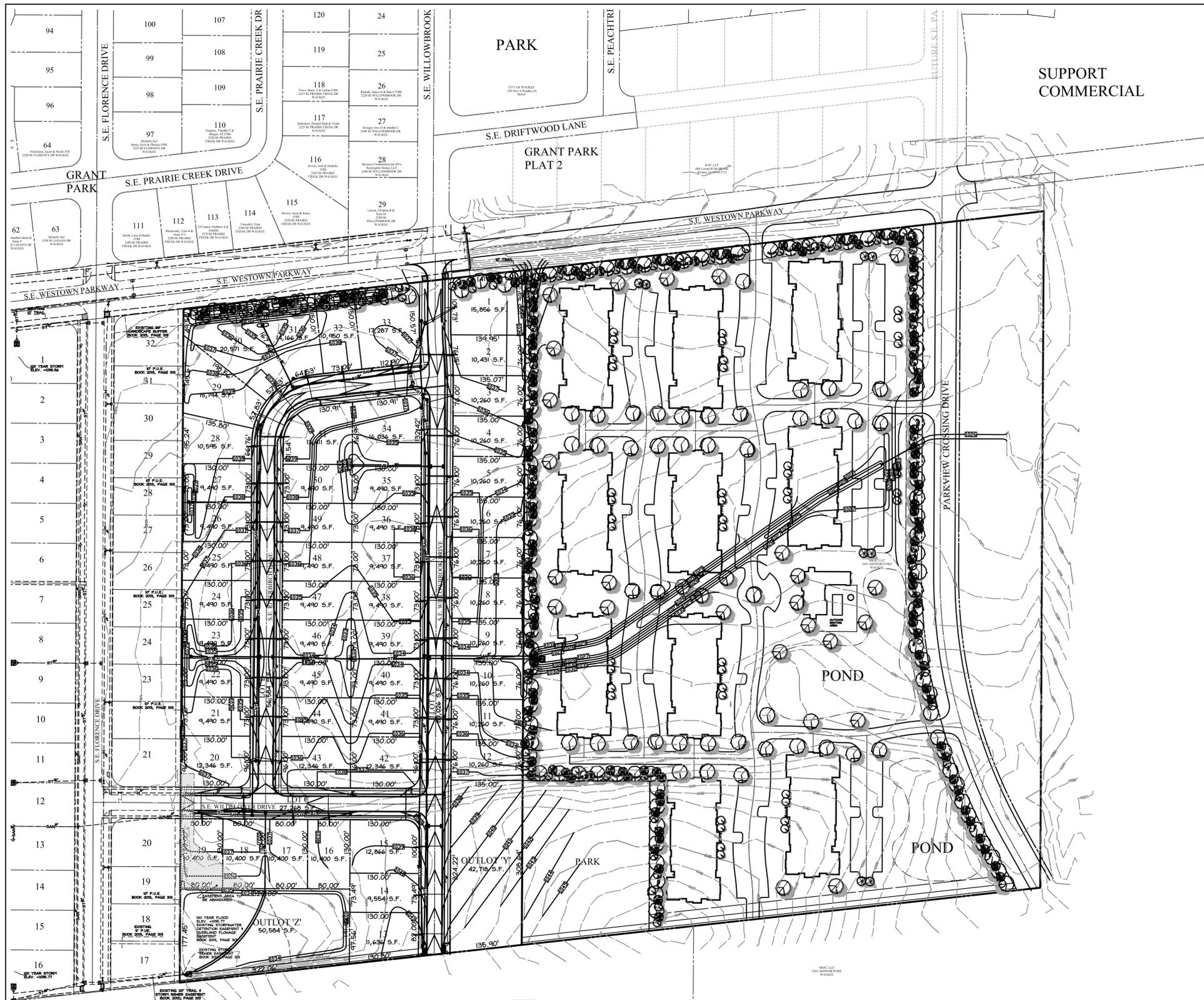
ARAC, LLC
604 LOCUST ST, STE 800
DES MOINES, IA 50266
PH. 515-988-5878

ZONING

EXISTING: A-1 AGRICULTURAL DISTRICT
PROPOSED: R-2 ONE AND TWO FAMILY RESIDENTIAL

SETBACKS

FRONT - 30' FEET
REAR - 30' FEET
SIDE - 7' MIN. 15' TOTAL



LEGEND

- | | | | |
|-------|-------------------|-------|--|
| --- | EXISTING/PROPOSED | --- | PLAT BOUNDARY |
| --- | ST ^{8"} | --- | STORM SEWER # SIZE |
| --- | SAN ^{8"} | --- | SANITARY SEWER # SIZE |
| --- | W ^{8"} | --- | WATER MAIN # SIZE |
| ○ | | ● | MANHOLE |
| ⊗ | | ⊗ | STORM INTAKE |
| ⊗ | | ⊗ | FIRE HYDRANT |
| ⊗ | | ⊗ | VALVE |
| △ | | ▲ | F.E.S. |
| ~ | | ~ | EXISTING CONTOURS |
| ~ | | ~ | PROPOSED CONTOURS |
| * * * | | * * * | SILT FENCE OR APPROVED FILTRATION SOCK |
| ⊙ | | ⊙ | LIGHT POLE |

COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 2-5-2013
REVISIONS: 2-19-2013
3-5-2013

SCALE: 1"=100'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

CONCEPT PLAN
WESTTOWN MEADOWS PLAT 2

JOB NUMBER

CC
1485

SHEET
1 OF 1





City of Waukeee
230 W. Hickman Road
Waukeee, IA 50263
Phone: (515) 978-9533
Fax: (515) 987-1845

NOTICE OF REZONING

March 4, 2013

Re: Proposed Rezoning – Westtown Meadows Phase 2

Dear Property Owner:

ARAC, LLC, owner of the property located to the east of the Waukeee South Middle School, adjacent to Westtown Meadows Plat 1, south of the Grant Park 2 subdivision has petitioned the City of Waukeee to rezone the property from A-1 [Agricultural District] to R-2 [One and Two Family Residential District] in order to allow for the development of approximately 51 single family residential lots. The request also includes the change of a portion of property from A-1 [Agricultural District] to R-3 [Rental Multi-Family Residential District]. Information specific to how the property is proposed to be developed can be found on the City's website at: www.waukeee.org/developmentprojectswaukeee. A conceptual development plan has been attached to this letter for your reference as to where the proposed single family and apartment ground is proposed.

The Waukeee Planning and Zoning Commission will receive public input on this revised application at their meeting at **6:00 PM on March 12, 2013 in the City Hall Council Chambers, 230 W. Hickman Road (HWY 6), Waukeee**. As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Waukeee, Attn: Director of Development Services, 230 W. Hickman Road, Waukeee, Iowa 50263.

Following the Planning and Zoning Commission's review and recommendation, the City Council will hold a **public hearing** on this application. A public hearing has been scheduled for **5:30 PM, on March 18, 2013, in the City Hall Council Chambers** at the above address. All interested parties are encouraged to attend and express their views.

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council public hearing. If you have any questions concerning this application or if you would like additional information, please call the Development Services Department at 515-987-4522 or the petitioners' professional, Brad Cooper at (515) 224-1344.

Sincerely,

Ben Landhauser
City Planner



ABOVE: AREA IN **YELLOW** INDICATES PROPOSED R-2 LOCATION (51 Single Family Homes), WHILE THE AREA IN **BROWN** INDICATES THE PROPOSED R-3 LOCATION (Future Apartments). THE **GREEN** COLORED AREA IDENTIFIES THE PLANNED PARKLAND DEDICATION AREA RELATED TO BOTH THE SINGLE FAMILY AND MULTI-FAMILY USES.