



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Diligent Alice's Road, LLC - Rezoning

DATE: February 25, 2014

GENERAL INFORMATION:

Applicant: Diligent Alice's Road, LLC.

Requested Action Rezoning Approval for Single Family and Townhome Property

Location and Size: Property is generally located north of E. Hickman Road, west of NE Alice's Road containing a total of approximately 100 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2/R-3/R-4
North [CITY OF CLIVE]	Vacant – Undeveloped/Agricultural	N/A	N/A
South	Prairie Crossing Plat 5	Neighborhood Residential	R-2
East	Vacant – Undeveloped	Neighborhood Residential	C-4
West	Fox Creek Estates Subdivision	Neighborhood Residential	R-2 / R-4

BACKGROUND:

The subject property involved in the proposed rezoning is located north of E. Hickman Road (US HWY 6) and west of NE Alice's Road containing a total of approximately 100 acres. The property was originally rezoned as part of a concept proposed by the previous ownership in 2006 which included a mix of residential uses that included single family, townhomes, and apartments across the 120 acres owned. At this time the applicant is proposing to modify the previous development scheme to more appropriately address the developments that have been proposed and constructed in the last couple of years. As part of the reclassification of zoning areas proposed, the applicant is requesting to change approximately 47 acres of property currently zoned a combination of R-4 (Row Dwelling and Townhome Dwelling Residential) and R-3 (Rental Multi-Family Residential) to R-2 (One and Two Family Residential District for a continuation of single family homes similar to the Prairie Crossing and Fox Creek Estates subdivisions. The rezoning request also identifies an 11 acre portion of property that is currently zoned R-2 and change it to R-4 for the future development of townhomes. The remaining portions of the 100 acres are currently zoned to allow for the development of the property as proposed by the concept plan included as part of the rezoning application.



ABOVE LEFT: Aerial of Property with the Existing Zoning (**BLUE** outline). **ABOVE RIGHT:** Aerial of Property with Proposed Zoning. THE AREAS IN **YELLOW** INDICATE PROPOSED R-2 ZONING (SINGLE FAMILY); THE AREA IN **ORANGE** IDENTIFIES THE PROPOSED R-4 ZONING (TOWNHOMES); THE AREA IN **BROWN** INDICATES THE EXISTING R-3 ZONING (APARTMENTS).

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. The Rezoning Map indicates consent to the zoning change from 69.1% 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 February 14, 2014. To date, staff has not received any correspondence for or against the proposal. Notification signs were not placed on the property as part of the application as there are no existing public streets adjacent to the property.

From a land use perspective, the requested zoning designations remain consistent with the comprehensive plan for providing a mix of residential densities. The proposed land uses do a better job of transitioning between low density residential to higher density from the plats that have been reviewed and approved for the Prairie Crossing and Fox Creek Estates subdivisions. The concept plan and proposed zoning also corresponds to the current alignments for roadways through the property and tie into the City of Clive.

The concept plan for the property identifies 149 total single family residential lots that are intended to be completed in phases. The proposed lots have been designed to conform to R-2 requirements with regard to required width and depth. With successful approval of the proposed rezoning, the applicant has indicated a desire to develop an initial phase of the development this coming fall 2014. The applicant is still working with staff and will be coordinating access to sanitary sewer with the developer of Fox Creek Estates in order to serve the property from the recently completed Little Walnut Creek Lift Station. The 10.12 acre multi-family ground identified on the concept plan is proposed to be zoned and developed as townhomes. Based upon the City’s requirements for lot size and density, there could be as many as 80 townhome units proposed on the

parcel adjacent to NE Douglas Parkway. The 16.56 acre parcel on the east side of the development is proposed as an apartment complex utilizing the existing zoning in place. Based upon the density allowed by the zoning ordinance, there could be as many as 281 apartment units proposed on the parcel. Both the townhome and apartment ground will have berming and a landscape buffer provided for the portions of property adjacent to the single family lots proposed.

As part of the planning for this overall development scheme, the applicant is proposing to dedicate 7.72 acres of ground for parkland which would satisfy the dedication requirements for maximum density development of the entire 100 acres. The parkland will expand the 5 acres of dedication received as part of the Fox Creek Estates and Prairie Crossing developments to create a continuous park of approximately 18 acres in size. Staff will provide a map at the meeting for your reference as to how this conceptual development plan may tie into the surrounding properties and concepts that have been reviewed to date in the northeast quadrant of the City.

The applicant has identified the various street configurations based upon their needs and existing alignments that have been given by staff including NE Douglas Parkway, NE Westgate Drive, NE Boston Parkway, and NE Dellwood Drive. NE Westgate Drive is anticipated to extend into the City of Clive at such time as the portion of the proposed development is constructed north of NE Douglas Parkway. The alignment will be coordinated with the City of Clive and is anticipated to tie in with the existing Shadow Creek Development further to the north in Clive.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Ben Landhauser
Senior Planner