



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Prairie Crossing Plat 1 Lot 1 [The Springs at Prairie Crossing] - Rezoning

**DATE:** October 22, 2013

**GENERAL INFORMATION:**

**Applicant:** Continental Properties on behalf of Knapp Properties.

**Requested Action:** Rezoning Approval

**Location and Size:** Property is generally located north of E. Hickman Road, west of NE Alice's Road within Lot 1 Prairie Crossing Plat 1, containing approximately 2.26 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential / Community Village	C-4
North	Vacant - Undeveloped/Agricultural	Neighborhood Residential / Community Village	C-4
South	Hy-Vee Food Store	Community Village	C-1B
East	Wright Tree Service/ City of Clive	Community Village	A-1
West	Remaining Portion of Lot 1 Prairie Crossing Plat 1	Neighborhood Residential / Community Village	R-3

**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 2.2 acres. In February of 2013, the Planning and Zoning Commission and City Council reviewed a series of rezoning requests to the property now referred to as the Prairie Crossing development which included a total of 103 single family lots, a 20+ acre apartment property, and corrected some existing commercial retail property based upon the proposed alignments of public streets. During the February rezoning the applicant, Knapp Properties, had intended on developing 2 detention ponds with one on either side of NE Horizon Drive at the intersection with NE Alice's Road. Since that time, Knapp Properties has been in contact with Continental Properties about purchasing the R-3 apartment ground and they have revised the intended construction of 2 detention ponds into 1 larger pond on the north side of NE Horizon Drive. With this reconfiguration in mind, Continental Properties is now interested in rezoning the small commercial office portion of Lot 1 in Prairie Crossing Plat 1 so as to utilize this portion of



**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