



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY : Brad Deets

RE: Parkview Crossing Plat 11 - Rezoning

DATE: September 10, 2013

GENERAL INFORMATION:

Applicant : Jerry's Homes, Inc.
Requested Action Rezoning Approval
Location and Size: Property is generally located east of Parkview Crossing Drive and south of SE Pleasant View Drive containing approximately 5.31 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-3
North	Single Family	Neighborhood Residential	R-2
South	Bi-attached townhomes	Neighborhood Residential	R-2
East	Vacant - Undeveloped	Waukeee Futures Corridor	C-1
West	Parkview Crossing Plat 6 & 6 - single family homes	Neighborhood Residential	R-2

BACKGROUND:

The subject property is within the overall Parkview Crossing development south of the main Waukeee School District Campus. The property is located in the southeast corner of SE Parkview Crossing Drive and SE Pleasant View Drive intersection and was zoned and platted as a part of Parkview Crossing Plat 6, identified as Lot 111. This property along with the property directly to the north were originally zoned for multi-family residential development. Over the years, the character of this area has changed such that it is a predominantly single family neighborhood. This is intended to be the last single family residential development before transitioning to commercial uses along the Alice's Road Corridor.

At this time, the applicant is requesting a change in zoning from R-3 (Rental Multi-family Residential District) to R-2 (One and Two Family Residential District) and PD-1 (Planned Development Overlay) to allow for the development of single family homes.



Aerial of Project and Surrounding Properties

PROJECT DESCRIPTION:

The applicant was unsuccessful in getting the required 50% consent from the surrounding property owners in order to automatically initiate the rezoning process. One adjoining property owner makes up approximately 51% of the property within the adjacent 200 feet. Attempts were made to receive the consent from this property owner, however, the consent was not returned. At the request of the applicant, the City Council set the public hearing date to discuss the proposed rezoning for September 16, 2013. Notification of the rezoning request to the proposed property was sent on September 3, 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.

Single Family homes border the property to the west and north. Bi-attached townhomes which are allowed within the R-2 zoning district border the property to the south. The City has been working with the property owner in deeding over a portion of the property along the east property line for the purposes of the proposed storm water management system being developed as a part of the Alice's Road Corridor. This regional storm water system will begin to create an amenity for the developments both within the Alice's Road Corridor as well as the existing residential neighborhoods to the west and will provide the necessary detention required for the development of the property within this area.

From a land use perspective, the requested zoning designation is complimentary of the existing development surrounding the property. The proposed ponds created for the Alice's Road project are intended to create a natural buffer between the residential uses currently developed and proposed and the commercial projects envisioned for the Alice's Road Corridor.

PLAN DEVELOPMENT OVERLAY:

As a part of the rezoning application, the applicant has provided a Development Plan for discussion. The plan identifies a total of 17 single family lots. A trail will be continued along SE Parkview Crossing Drive. A trail has also been identified along SE Pleasant View Drive to connect into the Alice's Road Corridor in the future.

The Planned Development Overlay process is intended to provide flexibility in the zoning of the property where there are a unique set of circumstances or where the standard zoning district would not allow for a development to occur.

This property has several challenges from the standpoint it is somewhat of a remnant piece leftover from the Parkview Crossing Development. Additionally, with the requested land dedication to allow for the construction of the Alice's Road ponds, the width is such that it is difficult to get an adequate number of lots developed in order to make the project work. The applicant has proposed the use of a Planned Development Overlay as it relates to the setbacks for those lots adjacent to the cul de sac bulb. Specifically, the applicant is requesting a revision in the standard 30 foot front yard setback for these lots to allow for a twenty foot setback for the front of the house and a 25 foot setback for the front of the garage. All remaining lots would be developed to the standard R-2 setback requirements.

Over the years, the City has approved a number of Planned Developments within residential areas to reduce setback requirements. In several cases, the front yard setback requirements have been reduced down to 20 feet for both the front of the house as well as the front of the garage. The one issue that staff has noticed with garage setbacks that only have 20 feet, is that it is somewhat difficult to park a vehicle within the driveway without overhanging onto the sidewalk.

From staff's perspective, the proposed Planned Development provisions for Lots 12 through 17 make sense from the standpoint that they will still provide adequate front yard setbacks on a cul de sac while allowing for the full development of the Alice's Road Corridor pond system.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Brad Deets

Development Services Director