



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Brad Deets

**RE:** Williams Pointe North Planned Development Rezoning

**DATE:** June 25, 2013

**GENERAL INFORMATION:**

**Applicant:** Valley Bank

**Requested Action** Rezoning Approval

**Location and Size:** Property generally located at the northwest corner of SE Brick Drive and SE Laurel Street, containing approximately 9.8 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD C-1
North	Vacant - Undeveloped	Neighborhood Residential	PD C-1
South	Vacant - Undeveloped	Neighborhood Residential	PD R-3
East	Vacant - Undeveloped	Neighborhood Residential	PD R-3
West	Hickman Industrial Park	Community Village	M-1

**BACKGROUND:**

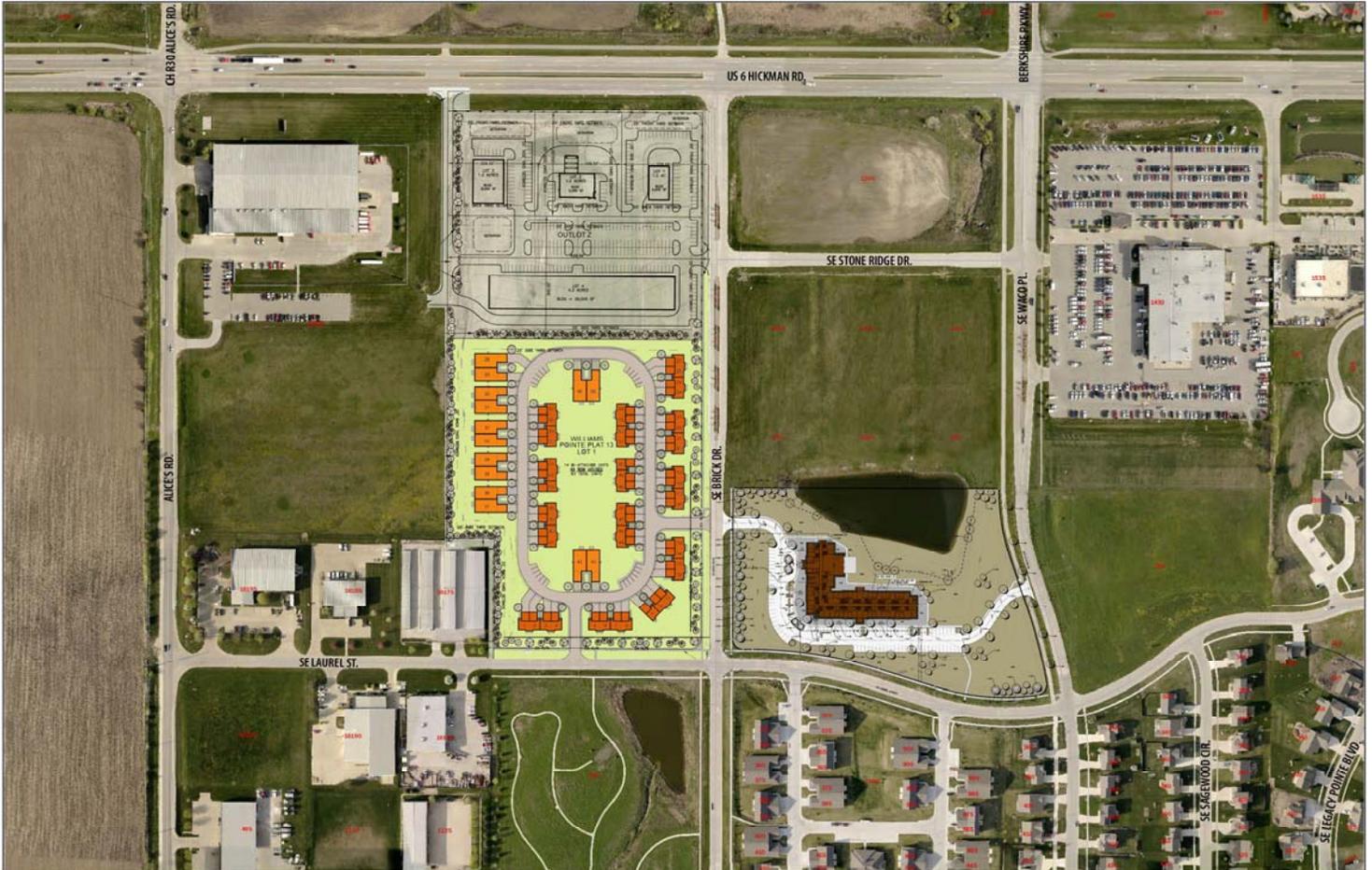
The subject property is included in the Williams Pointe Planned Development that was approved by the City of Waukeee in July 2005 and amended several times over the years, most recently for the development of townhomes at the intersection of SE Waco Place and SE Laurel Street. The Planned Development includes a total of 104 acres more or less and includes single family homes, townhomes, condominiums/apartments and commercial development when it is fully developed. The property in question has previously been platted as a part of Williams Pointe Plat 13 and a portion of an outlot created with Williams Pointe Plat 14 and is currently zoned C-1 Community and Highway Service Commercial District with a Planned Development Overlay.

In the fall of 2012, a different applicant had requested rezoning of this specific property to R-4 [Row Dwelling and Townhome Dwelling District] in addition to the rezoning of the property directly to the east for the Alice Place Senior Living Development. That rezoning was approved by the Planning and Zoning Commission. The applicant however, removed this specific property from the rezoning request as a part of the second consideration by the City Council due to opposition from some of the surrounding neighbors.

The new applicant, Valley Bank is requesting approval of rezoning of the property to modify the underlying zoning district of C-1 to R-4 allowing for the development of a townhome project directly north of the Thomas Place development. As a part of the underlying zoning district change the Planned Development Agreement is also required

to be altered to coincide with the rezoning. The Agreement change relates most specifically to some exhibits identifying how portions of the planned development are regulated with regard to use and development characteristics.

Valley Bank has indicated that they do not currently have an active developer for the property, but rather are seeking the rezoning so that they can market the property so residential developers.



**ABOVE:** Aerial of Property and Surrounding Area

### **PROJECT DESCRIPTION:**

The applicant has submitted the necessary petition and consent to the rezoning in order to begin the rezoning process. Notification of the proposed rezoning request was sent on June 18, 2013. To date, staff has not received any formal correspondence for or against the proposed rezoning request. Notification signs of the proposed planned development change have been erected on the properties specific to the underlying zoning designation proposed. The signs also identify the City Council Public Hearing Date of July 1, 2013.

The applicant has provided a conceptual development plan of how the property could be developed for townhomes. As indicated, the development plan shows a total of 63 townhomes or approximately 6.4 units per acre. The R-4 Zoning District allows for up to 12 units per acre.

The concept plan also provides for a possible layout of the remaining portion of Outlot X of Williams Pointe Plat 14 which would be developed under the existing underlying zoning district of C-1 Community and Highway Service District.

Elevations have been included for your reference. The elevations are consistent with the building material requirements for townhome developments as required by the Site Plan Ordinance.

A copy of the proposed changes to the Planned Development Document has been attached for your review.

**STAFF RECOMMENDATION**

As a part of the original 2005 zoning of this Planned Development, this subject property was identified for medium to high density residential development. Commercial development is certainly anticipated and expected to occur along Hickman Road, however, staff would anticipate it would be a long time before any commercial activity would occur on this property due to the distance south of Hickman Road and because of how the neighborhood to the east and south have developed./are developing. Staff believes that with proper buffering, the proposed use can become a good transitional use from the light industrial developments to the west and the anticipated commercial development to the north. Staff feels comfortable with the proposal and would recommend approval of the request for rezoning to the Williams Pointe North Planned Development.

**CITY OF WAUKEE**

Brad Deets