



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Autumn Ridge - Rezoning

**DATE:** June 10, 2014

**GENERAL INFORMATION:**

**Applicant:** Bill Kimberly, Josh Moulton, & Seth Moulton

**Requested Action** Rezoning Approval for Multi-Family and Commercial property

**Location and Size:** Property is generally located north of SE University Ave, east of SE Alice’s Road containing a total of approximately 39.75 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Village	C-4
North	Industrial Park/Apartment	Community Village	M-1/PD(R-3)
South	Vacant – Undeveloped	Community Village	C-4
East	Williams Pointe Townhomes / Williams Pointe Condos	Community Village	R-4/ PD(R-3)
West	Westgate Business Park	Community Village	PD(M-1) / PD(M-1A)/ M-1A

**BACKGROUND:**

The subject property involved in the proposed rezoning is generally located north of SE University Avenue, east of SE Alice’s Road, and west of SE Brick Drive containing a total of 39.75 acres. The applicant proposes to rezone 28.23 acres from C-4 (Office Park) to PD (Planned Development) with R-3 (Multi-Family) zoning underlying. The remaining 11.52 acres are proposed to be rezoned from C-4 to C-1 (Community & Highway Commercial).



**ABOVE LEFT:** Aerial of Property with the Existing Zoning (**BLUE** outline). **ABOVE RIGHT:** Aerial of Property with Proposed Zoning (**BLUE** outline). THE AREA IN **RED** INDICATES PROPOSED C-1 ZONING (COMMERCIAL).THE AREA IN **BROWN** WITH **BLACK SLASH MARKS** INDICATES THE PROPOSED PD 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 56.54% 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 June 2, 2014. To date, staff has not received any correspondence for or against the proposal. Notification signs were placed on the property on June 2, 2014 facing SE Brick Drive and SE Alice’s Road.

The Comprehensive Plan identifies the subject property as Community Village which is an area for commercial and retail development. The 2011 Alice’s Road Master Plan identifies the subject property as Multi-Family Stacked Medium and Multi-Family Stacked High. From a land use perspective the requested rezoning is consistent with previous planning efforts in that a mixture of commercial and multi-family uses will be provided.

The concept plan identifies 13 apartment buildings with a total of 436 individual units. Eleven 36-unit buildings and two 20-unit buildings are proposed. Among the apartment buildings the concept plan identifies a clubhouse with a pool, two playgrounds, and a basketball court. Elevations for the 36-unit building, 20-unit building, and the clubhouse have been provided.

The proposed Planned Development for the apartment property would allow the applicant to develop more units than what the Zoning Ordinance allows. The maximum allowed dwelling units per acre in the R-3 District is 17.42 units and the concept plan indicates 17.9 units per acre on Lot 1 and 20.5 units per acre on Lot 2. Three commercial buildings on the proposed commercial property have been identified, but are only shown for conceptual purposes. The applicant has indicated that providing amenities such as the playgrounds, the clubhouse, and sidewalk connections which are not typically required justify the requested high density.

The concept plan also identifies a dedication of 4.58 acres of parkland on the north side of the property. The 4.58 acres satisfies the minimum amount required. A portion of the existing trail system runs along the north side of the proposed parkland.

As part of the improvements to this site the applicant will be required to extend SE Olson Drive from SE Brick Drive to SE Alice's Road. The concept plan identifies this extension and Staff is currently working with Foth Engineering to determine adequate right-of-way width and configuration at the intersection of SE Olson Drive and SE Alice's Road. In addition the applicant will be required to dedicate additional right-of-way along SE Alice's Road during the platting process for the future widening of the road. The applicant has identified future right-of-way lines on the concept plan based on profiles provided by staff.

### **ANTICIPATED TRAFFIC IMPACTS**

A traffic impact study for the proposed development was conducted by Kimberly L. Rouse Engineering. The study concluded that the change from commercial zoning to a mixture of multi-family and commercial zoning will have little impact on SE Brick Drive, and will likely result in better traffic flow on SE Brick Drive when compared to what could be currently developed on the site. The study also concluded that the proposed commercial zoning on the west side would likely keep a majority of the commercial user traffic on SE Alice's Road, therefore keeping SE Brick Drive predominantly for residential users.

### **STAFF RECOMMENDATION**

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

### **CITY OF WAUKEE**

Andy Kass  
Planner II