



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Brookside - Rezoning

DATE: June 10, 2014

GENERAL INFORMATION:

Applicant: Caliber Iowa, LLC

Requested Action: Rezoning Approval for Single Family and Townhome Property

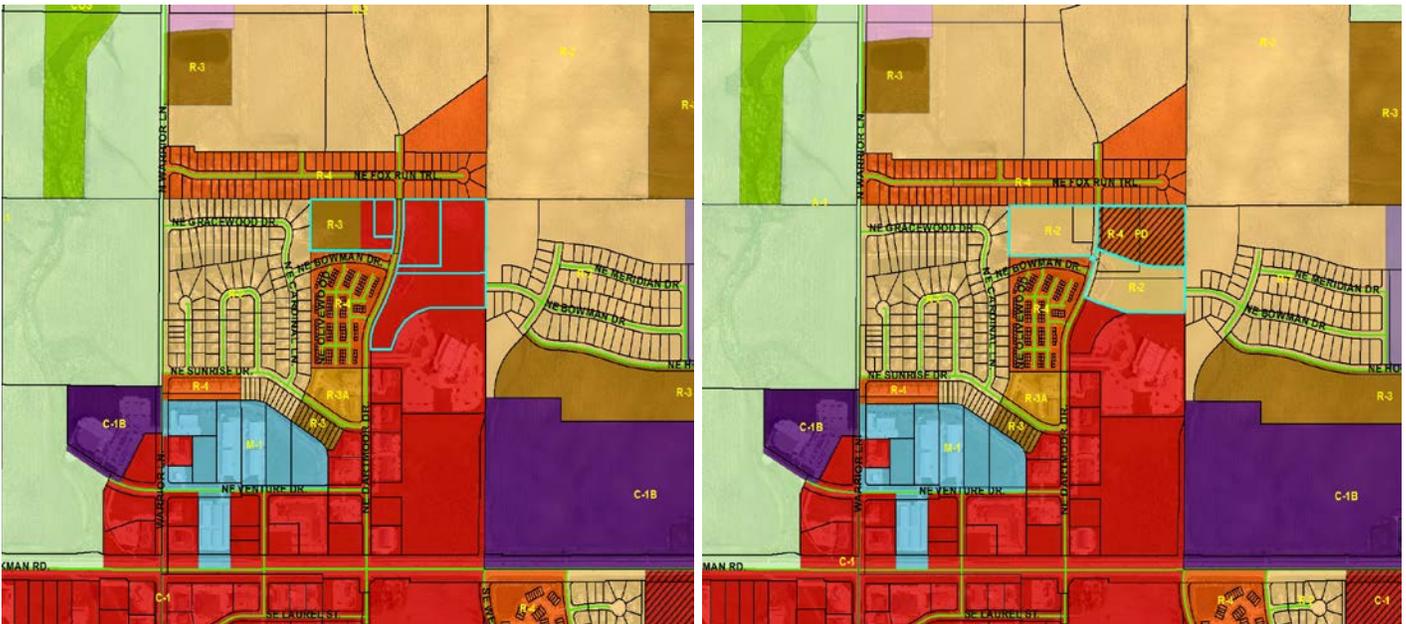
Location and Size: Property is generally located south of NE Fox Run Trail and to the east and west of NE Dartmoor Drive containing a total of 18.73 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-3/C-1
North	Fox Creek Estates	Neighborhood Residential	R-4
South	Point of Grace Church Village at Gracewood	Neighborhood Residential	R-4/C-1
East	Prairie Crossing	Neighborhood Residential	R-2
West	Village at Gracewood Gracewood	Neighborhood Residential	R-2 / R-4

BACKGROUND:

The subject property involved in the proposed rezoning is located south of NE Fox Run Trail and to the east and west of NE Dartmoor Drive containing 18.73 acres. The applicant proposes to rezone 12.23 acres from R-3 (Multi-Family) and C-1 (Community & Highway Commercial) to R-2 (One & Two Family). The remaining 6.5 acres are proposed to be rezoned from C-1 to PD (Planned Development) with R-4 (Townhome) zoning underlying.



ABOVE LEFT: Aerial of Property with the Existing Zoning (**BLUE** outline). **ABOVE RIGHT:** Aerial of Property with Proposed Zoning (**BLUE** outline). THE AREAS IN **YELLOW** INDICATE PROPOSED R-2 ZONING (SINGLE FAMILY). THE AREA IN **ORANGE** IDENTIFIES THE PROPOSED PD/R-4 ZONING (DETACHED TOWNHOMES).

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. The Rezoning Map for the proposed R-2 property indicates consent to the zoning change from 63.56% of the property owners within 200 feet of the property proposed to be rezoned. The Rezoning Map for the proposed PD/R-4 property indicates consent to the zoning change from 68.56% 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 facing NE Dartmoor Drive on June 2, 2014.

From a land use perspective, the requested zoning designations remain consistent with the comprehensive plan for providing a mix of residential densities.

The concept plan for the property identifies 38 total single family residential lots. The proposed lots have been designed to conform to R-2 requirements with regard to required width, area, and depth. The concept plan also identifies 20 lots for detached townhomes. Elevations of the proposed detached townhomes have been provided.

The proposed Planned Development for the townhome property would allow 10 feet side yards in lieu of the minimum required 15 feet side yard in the R-4 District. The Planned Development has also been requested because the Zoning Ordinance does not specifically provide for a detached townhome.

The concept plan also identifies a dedication of .96 acre of parkland on the north side of the property. The .96 acres satisfies the minimum amount required. This parkland dedication will tie in with existing parkland immediately to the east that has already been dedicated to the City from a previous development.

As part of the improvements to this site the applicant will be required to extend NE Bowman Drive from where it currently ends to NE Dartmoor Drive. The concept plan identifies this extension. The concept plan also identifies a new street for the single family lots on the west side of NE Dartmoor Drive and a new private street for the detached townhomes on the east side of NE Dartmoor Drive.

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