



## STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Grant Woods Waukeee Plat 1 - Rezoning

DATE: July 8, 2014

### GENERAL INFORMATION:

Applicant:

Grant Woods, LLC

Requested Action

Rezoning Approval for Single Family Residential Development

Location and Size:

Property is generally located on the north side of University Avenue and east of SE Waco Place, containing approximately 10.04 acres.

### LAND USES AND ZONING:

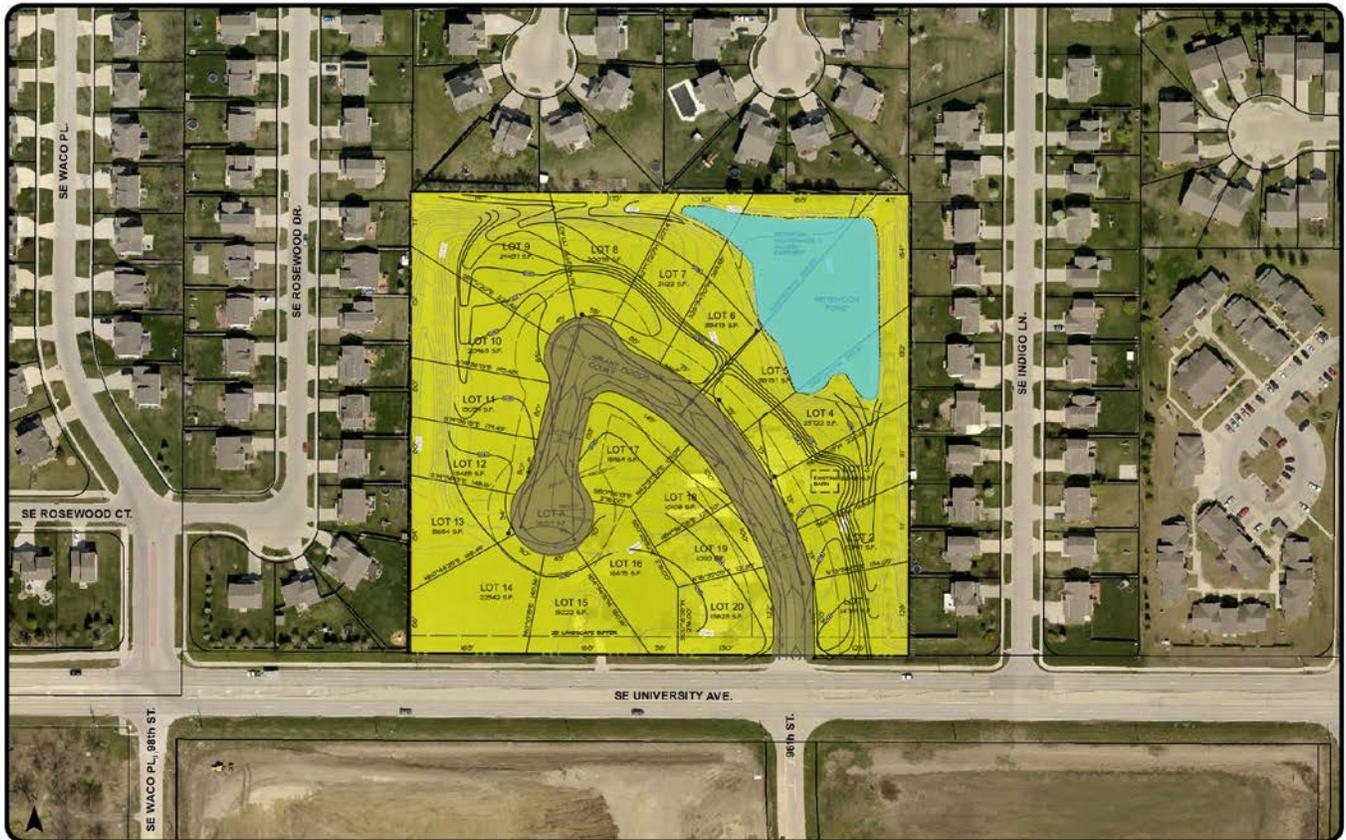
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Residential	Neighborhood Residential	A-1
North	Indigo Ridge Plat 2 – Single Family Residential	Neighborhood Residential	R-2
South	Commercial	City of West Des Moines	N/A
East	Indigo Ridge Plat 1 – Single Family Residential	Neighborhood Residential	R-2
West	Indigo Ridge Plat 3 – Single Family Residential	Neighborhood Residential	R-2

### BACKGROUND:

The subject property involved in the proposed rezoning, owned by Teamwork Acres, LLC, exists currently as a large residential estate. Currently there is an existing house, barn, outbuilding (storage), and a metal shed located on the property. In addition, the open space on the property has been used as a practice field for local soccer teams in the past. The applicant, Grant Woods, LLC, requests that the property be rezoned from its current A-1 designation to an R-1 designation to accommodate approximately 20 single family lots.



**ABOVE LEFT:** Aerial of Property with the Existing A-I Zoning (**BLUE** outline). **ABOVE RIGHT:** Aerial of Property with Proposed R-1 Zoning (**YELLOW** outline).



**ABOVE:** CONCEPTUAL PLAN OVER AERIAL OF PROPERTY WITH THE AREAS IN **YELLOW** IDENTIFYING THE PROPOSED R-1 ZONING (SINGLE FAMILY). THE AREA IN **BLUE** IDENTIFIES THE PROPOSED DETENTION POND AREA. THE AREA IN **GRAY** IDENTIFIES THE PROPOSED STREET.

## PROJECT DESCRIPTION:

The application for rezoning was originally submitted for staff review in June 2014 and did not include the appropriate amount of consent from 50% of the land ownership within 200 feet of the proposed zoning change. The applicant has received consent from 40% of the land ownership within 200 feet of the proposed rezoning.

The City of Waukeee's Zoning Ordinance has two methods by which zoning changes can be initiated. The first method that has been most typical of rezoning requests requires the applicant to receive consent from a minimum of 50% of the land ownership within 200 feet of the area proposed for change. The second method is for the City to initiate the process for rezoning proceedings.

Staff has made a recommendation to City Council that will be considered on July 7, 2014 to set the public hearing related to the rezoning request for the following reasons:

- The applicant has taken the time to attempt and meet with the surrounding property owners.
- It can be difficult in these type of infill development projects to reach or receive contact from 57 different households.
- The requested zoning change and corresponding concept plan are less dense than the surrounding single family residential properties and in line with the Comprehensive Plan for developing a neighborhood residential subdivision.
- Setting the public hearing does not obligate the City Council to approve the request, it simply allows for the request to be considered by the Planning and Zoning Commission and City Council.

Notification of the requested rezoning was sent to surrounding landowners within the City of Waukeee on June 30, 2014. To date, staff has not received any written correspondence for or against the proposal. Notification signs of the proposed City Council public hearing date have been placed on the property.

From a land use perspective, the requested zoning change is in general conformance with the Comprehensive Plan's intent for residential development in this area. The proposed rezoning would allow the applicant to develop a variety of larger lot sizes while remaining consistent with the surrounding single family development pattern.

The concept plan for the property identifies 20 total single family residential lots. The proposed lots have been designed to meet or exceed the R-1 requirements with regard to required width, area, and depth. The lots shown on the concept plan range in size from 0.20 acres to 0.75 acres. The concept plan also identifies the location of the existing barn on the subject property for which the applicant has expressed interest in retaining. The concept plan indicates a new street that ultimately terminates in a cul-de-sac which provides access to the proposed lots from of University Avenue.

As part of the development of the residential lots, the applicant will be required to dedicate parkland to the City. The applicant has not yet made a proposal to the City regarding parkland dedication. Staff is currently discussing parkland dedication possibilities with the applicant and will be prepared to have a proposal for the Commission at such time as the project moves forward through the platting process.

**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