



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Daybreak Phase 1 - Rezoning

DATE: October 14, 2014

GENERAL INFORMATION:

Applicant:

Dan & Brad Stanbrough

Requested Action

Rezoning Approval

Location and Size:

Property is generally located West of Ute Avenue, North of the Ute Avenue/Ashworth Road intersection containing approximately 4.95 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Rural Residential	Neighborhood Residential	A-1
North	Vacant – Undeveloped	Neighborhood Residential	A-1
South	Rural Residential	Neighborhood Residential	A-1
East	Dallas County – Rural Residential	Neighborhood Residential	N/A
West	Vacant - Undeveloped	Neighborhood Residential	N/A – Dallas County

BACKGROUND:

The subject property involved in the proposed rezoning, owned by Kathleen Marie Leonard, is located west of Ute Avenue, north of the Ute Avenue/Ashworth Road intersection. The property currently a portion of Mrs. Leonard's personal estate. The proposed rezoning identifies the intent to develop 14 single family residential lots consistent in size and layout with the R-1 (Single Family Residential District) standards.



ABOVE: Aerial of Concept Plan identifying the proposed single family residential lots (**YELLOW**) and Surrounding Properties.

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 60.47% of City of Waukee property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on October 7, 2014. 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.

From a land use perspective the proposal seems reasonable given the other development proposals that have come forward in the surrounding area over the last year in Willow Pines and Painted Woods West. The land use is also consistent with the Comprehensive Plan which identifies the area for Neighborhood Residential uses dictated by market conditions and natural transitions between densities. The location of the entrance road is generally located across an ingress/egress easement previously secured from Mrs. Leonard to provide access to the 40+ acre parcel to the west. The property west of the 4.95 acres in question was originally presented to the City in 2006/2007 under the name Daybreak and included a conceptual development plan identifying single family lots adjacent to the parcel in question and a pocket of townhomes adjacent to Ashworth Road. Dan Stanbrough was involved with the larger 40+ acre Daybreak proposal and, at this time, would like to kick start the development with the first 14 single family lots which can be served by existing sanitary sewer. The majority of the 40+ acre parcel to the west cannot currently be served by existing gravity sewer, but would be developed with connections from this initial 4.95 acre parcel as well as Ashworth Road.

The concept plan for the property identifies 14 total single family residential lots that are intended to be completed in a single phase. The proposed lots have been designed to conform to R-1 requirements and in fact exceed many of the required provisions with regard to required width and depth. With successful approval of the proposed rezoning, the applicant has indicated an immediate desire to develop the proposed lots this coming spring/summer. As previously indicated, the subdivision would have gravity sewer tied into a manhole adjacent to the lift station approximately 150 feet south of the proposed access road into the property. Water is currently available to the property from a main along the west side of Ute Avenue. Parkland dedication is proposed to be cash in lieu of land dedication at the request and proposal of the applicant. Staff will be reviewing the proposed cash dedication which should be equivalent to the approximately 0.252 acre land dedication requirement if the final development scheme remains 14 single family lots. Due to Dan Stanbrough's continued involvement with the larger Daybreak property, staff will also be working with that development group to see if the 0.252 acres can be incorporated into a larger park on the 40+ acre property.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Ben Landhauser
Senior Planner