



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Alice’s Road Apartments - Rezoning

DATE: February 24, 2015

GENERAL INFORMATION:

Applicant: Silver Oak, Inc.

Requested Action Rezoning Approval for Multi-Family property

Location and Size: Property is generally located west of Alice’s Road, south of the Alice’s Road/NE Douglas Parkway intersection containing a total of 20.16 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	C-4
North	Vacant – Undeveloped	Neighborhood Residential	A-1
South	MidAmerican Energy Substation	Neighborhood Residential	C-1
East	Single-Family Residential	Neighborhood Residential	A-1 / City of Clive
West	Vacant – Undeveloped	Neighborhood Residential	R-3

BACKGROUND:

The subject property involved in the proposed rezoning is generally located on the west side of Alice’s Road, south of the Alice’s Road / NE Douglas Parkway intersection containing a total of 20.16 acres. The applicant proposes to rezone the entire property from C-4 (Office Park) to R-3 (Rental Multi-Family) zoning.



ABOVE LEFT: Aerial of Property with the Existing Zoning (**BLUE** outline). **ABOVE RIGHT:** Aerial of Property with Proposed Zoning (**BLUE** outline). THE AREA IN **BROWN** 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 92.36% of the property owners within 310 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on February 17, 2015. To date, staff has not received any correspondence for or against the proposal. A notification sign was placed on the property on February 13, 2015 facing Alice’s Road.

The Comprehensive Plan identifies the subject property as Neighborhood Residential which is a land use designation that accommodates a variety of residential uses including high-density residential developments. The Comprehensive Plan indicates that high-density residential can occur in a multi-family pattern that is typically 11 units per acre or higher. The proposed development would be 13.20 units per acre. The comprehensive plan also identifies that high density residential should occur in close proximity to major transportation corridors.

The concept plan identifies 12 apartment buildings with a total of 288 individual units. All 12 proposed buildings are 24-unit buildings. Among the apartment buildings the concept plan identifies a clubhouse with a pool. In addition, 16 garage buildings differing in sizes are proposed. Elevations of the proposed apartment buildings and garages have been provided. A 25 foot landscape buffer along Alice’s Road is also indicated on the concept plan.

As part of the development of this project the applicant is required to dedicated parkland, for which the amount required in this case is 3.02 acres. In order to satisfy the parkland dedication requirement of 3.02 acres the applicant has proposed to provide a monetary donation in lieu of dedicating parkland. Acceptance of the proposal will be a decision made by the City Council.

As part of the improvements to this site the applicant will be required to extend portions of NE Boston Parkway on the south side of the project and NE Dellwood Drive on the north side of the project. 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 information provided by staff.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Andy Kass

Senior Planner