



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Hermann Property - Rezoning

DATE: March 24, 2015

GENERAL INFORMATION:

Applicant: Jim and Carolyn Hermann

Requested Action Rezoning from A-1 Agricultural District to C-1A Neighborhood Commercial

Location and Size: Property is generally located west of SE LA Grant Parkway and south of SE Westown Parkway containing 4.0 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Existing Single Family Home	Neighborhood Residential	A-1
North	Vacant – Undeveloped	Neighborhood Residential	A-1
South	Vacant - Undeveloped	Neighborhood Residential	C-1A
East	Single-Family Residential	Neighborhood Residential	R-2
West	Rural Residential	Neighborhood Residential	A-1

BACKGROUND:

The subject property involved in the proposed rezoning is generally located at the intersection of SE LA Grant Parkway and SE Westown Parkway on approximately 4.0 acres. The request is to rezone the property from A-1 Agricultural District to C-1A Neighborhood Residential District.

The property was annexed into the City of Waukeee in 2004. At the time of annexation, a pre-annexation agreement was signed with the property owner which included language that contemplated the future rezoning and development of the property for commercial use. There was no commitment on behalf of the City Council at that time to rezone the property other than to acknowledge that a rezoning of the property would be considered in the future.

The surrounding area includes a mixture of residential uses with primarily single family residential located to the west, east and to the north and townhomes located to the south. The Waukee United Methodist Church anticipates building a new Church on the property directly to the north within the next several years. Additionally, there is an approximately 3.5 acre piece of ground which is located directly south of the subject property that is zoned C-1A consistent with the proposed rezoning request.

As previously indicated, the City will be widening the intersection of SE LA Grant Parkway and SE Westtown Parkway in the summer of 2015 and installing a traffic signal at this intersection. The City has had a number of traffic studies done along SE LA Grant Parkway in recent years due to the development of several schools within the area. In 2013, the projected average daily traffic counts along SE LA Grant Parkway were 4,200. The traffic along SE LA Grant Parkway is projected to grow over time with both the Kettlestone Development and further infilling along SE LA Grant Parkway which could generate as many as 12,000 vehicles per day. Similarly, traffic along Westtown Parkway at the intersection with SE LA Grant Parkway is projected to grow to as much as 15,000 vehicles per day over time.

Due to the anticipated long term traffic volumes both along SE LA Grant Parkway and SE Westtown Parkway, access will be restricted on the Hermann Property to the far west and far north property lines. As development occurs within the area, the City will work with the adjacent property owners to create joint access points into their properties. The proposed access along SE Westtown Parkway also aligns with a previously agreed access point anticipated for the commercial ground directly south of the Hermann Property. The map adjacent identifies the anticipated location for future access into the Hermann Property.

STAFF RECOMMENDATION

The proposed rezoning seems suitable based upon several factors. 1. There is very little commercial activity existing or anticipated within an approximately one mile radius that could serve some of the daily needs of the surrounding residential developments. 2. The proposed rezoning and eventual development of the property would act as a complement to the other small neighborhood commercial property that is located directly south of the site. 3. Projected traffic volumes within the area and the proposed traffic signal are anticipated to create the necessary visibility and people within the area for a commercial use to be successful. 4. Because of the limited access to the property, other uses for the



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property may not be as well suited. Based upon these factors, staff is comfortable with the proposed rezoning request and would recommend approval.

CITY OF WAUKEE

Brad Deets

Development Services Director