



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Somerset Oaks - Rezoning

DATE: March 24, 2015

GENERAL INFORMATION:

Applicant: Landing at Shadow Creek, LLC

Requested Action: Rezoning Approval for Townhome Project

Location and Size: Property is generally located west of Alice's Road, near the future intersection of NE Westgate Drive and NE Douglas Parkway containing a total of 4.99 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2
North	Vacant – Undeveloped	Neighborhood Residential	R-4
South	Vacant – Undeveloped	Neighborhood Residential	R-2
East	Vacant – Undeveloped	Neighborhood Residential	A-1
West	Vacant – Undeveloped	Neighborhood Residential	R-2

BACKGROUND:

The subject property involved in the proposed rezoning is generally located on the west side of Alice's Road, near the future intersection of NE Westgate Drive and NE Douglas Parkway containing a total of 4.99 acres. The property involved is part of The Landing at Shadow Creek development. The applicant proposes to rezone a portion of the property from R-2 (One and Two Family Residential) to R-4 (Row Dwelling and Townhome District) zoning in order to develop a townhome project in conjunction with property to the north that is currently zoned R-4.



ABOVE LEFT: Aerial of Property with the Existing Zoning (BLUE outline). **ABOVE RIGHT:** Aerial of Property with Proposed Zoning (BLUE outline). THE AREA IN ORANGE INDICATES THE PROPOSED PD R-3 ZONING (TOWNHOMES).

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. The Rezoning Map indicates consent to the zoning change from 74.8% 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 March 17, 2015. To date, staff has not received any correspondence for or against the proposal. Notification signs were not required to be posted on the property since the portion of the property proposed to be rezoned has no frontage on an existing 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 townhome developments. The Comprehensive Plan indicates that medium-density residential can occur in the form of townhouses, row houses, duplexes and single-family residential typically 7 – 10 units per acre. The proposed development would be 6.72 units per acre.

The concept plan identifies 19 buildings with a total of 102 individual units. Most buildings are indicated as having 6 units, but there are other buildings that have 3 – 5 units. Each unit will have a one or two car garage attached. The concept plan also identifies the location of a maintenance building. In addition to the proposed buildings the concept plan identifies a storm water retention basin and a 25 foot landscape buffer easement on the north, west, and south sides of the property. Interior roads will be privately owned and maintained roads. The concept plan identifies these as being 26 feet wide.

As part of the development of this project the applicant is required to dedicated parkland, for which the amount required in this case is 1.38 acres. It is unknown at this point in time how the applicant intends to satisfy this requirement.

The subject property is located within The Landing at Shadow Creek development. Construction plans for improvements for proposed Plat 2 of The Landing at Shadow Creek were recently approved by the City Council and as part of those plans and the platting of Plat 2 NE Douglas Parkway and NE Westgate Drive will

be extended and will provided access to the proposed development. The concept plan identifies two access points from the development onto NE Douglas Parkway. Both access points will act as full-access points for the time being. In the future when NE Douglas Parkway is widened and becomes a divided street the access on the west side of the property will act as a right-in right-out access. The east access will continue to provide full access.

STAFF RECOMMENDATION

The rezoning seems reasonable as the proposed land use is in conformance with the Comprehensive Plan. At this time staff feels comfortable with the proposal and would recommend approval of the rezoning request.

CITY OF WAUKEE

Andy Kass
Senior Planner