



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Brad Deets

**RE:** Cove at Kettlestone - Rezoning

**DATE:** March 24, 2015

**GENERAL INFORMATION:**

**Applicant:**

Rock Equity Holdings LLC

**Requested Action**

Rezoning from C-1 Community and Highway Service Commercial District to C-1 Community and Highway Service Commercial District and PD Planned Development Overlay

**Location and Size:**

Property is generally located south of SE University Avenue and west of SE Waco Place containing west of SE LA Grant Parkway and south of SE Westtown Parkway containing 41.7 acres more or less.

**LAND USES AND ZONING:**

| Location             | Existing Land Use   | Comprehensive Plan       | Current Zoning       |
|----------------------|---|--------------------------|----------------------|
| Property in Question | Vacant - Undeveloped  | Waukeee Futures Corridor | C-1                  |
| North                | Multi-Family Residential/Single Family Residential/Commercial | Neighborhood Residential | C-1A/R-3/<br>C-4/R-5 |
| South                | Vacant - Undeveloped  | Waukeee Futures Corridor | A-1                  |
| East                 | Vacant – City of West Des Moines                              | N/A                      | N/A                  |
| West                 | Vacant - Undeveloped  | Waukeee Futures Corridor | A-1                  |

## **BACKGROUND:**

The subject property involved in the proposed rezoning is generally located at the intersection of SE University Avenue and SE Waco Place on approximately 41 acres. The Union Pacific Railroad borders the property on the south. The request is to rezone the property from C-I Community and Highway Service Commercial District to C-I Community and Highway Service Commercial District and PD Planned Development Overlay.

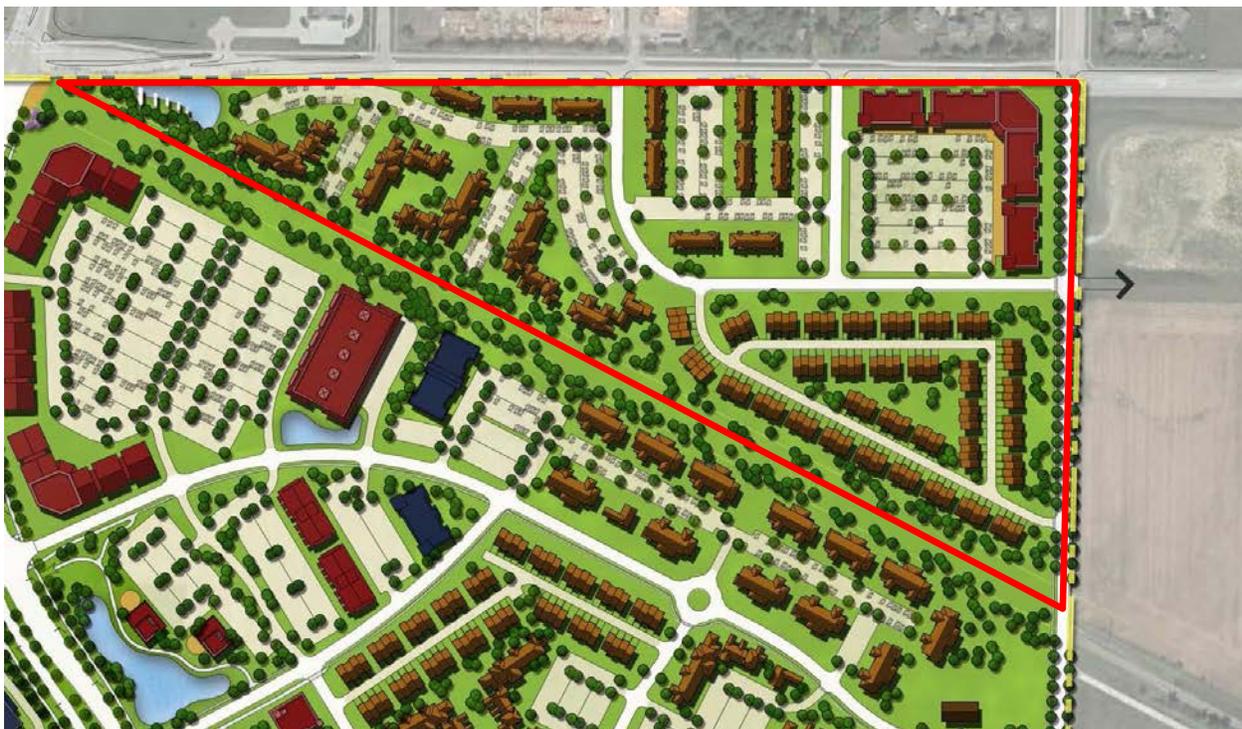
The property is included within the proposed Kettlestone Development Boundaries. The City is working on finalizing the zoning and design guidelines for the entire Kettlestone Development area with approvals anticipated within the next several months. The general intent related to Kettlestone is that once the guidelines were approved, the City would proceed forward with establishing new zoning districts specific to the Corridor and then begin rezoning properties to be consistent with the Kettlestone Plan. This process is atypical from the City's regular process where zoning is established at such time as a development is proposed.

In this instance, the applicant has a fairly short time frame to close on the property with the existing landowner and the remaining time it will take to complete the Kettlestone guidelines, establish new zoning districts and rezone property does not work within the applicants schedule. As such, staff has worked with the applicant in identifying the applicable specifications within the draft design guidelines which in turn can be incorporated into a Planned Development specific for this property. This will allow the applicant to proceed forward with the acquisition of the property. It is their intent that they would begin construction on a portion of the development as soon as this summer pending approval of the rezoning.

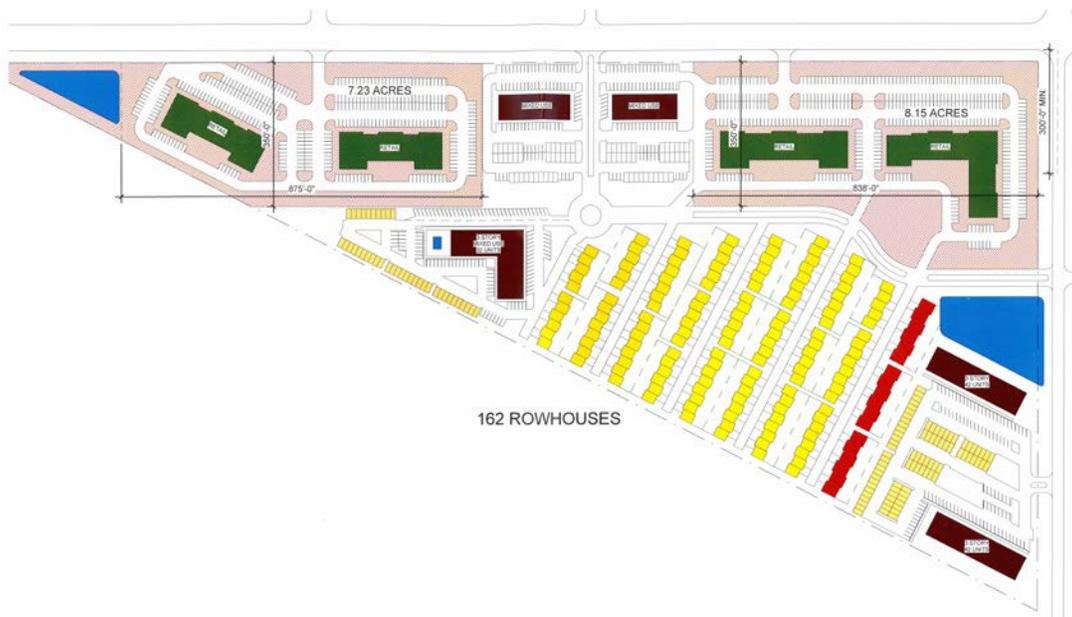
The Kettlestone Master Plan is intended to act as a guideline for establishing land use and ultimately zoning for properties within the defined Corridor. The intent was that the Master Plan was meant to be flexible and that land uses and size of specific uses could be modified as time goes on and as the market changes.

The applicant has proposed a development that is generally within the intent of the land use planned for this property within the Kettlestone Master Plan. As it relates to the process, the proposed rezoning would maintain the existing underlying zoning of C-I and then expand the residential uses within the Planned Development Overlay document.

The applicant has submitted consents to the rezoning from 58.59% of the surrounding property within a 200 foot radius (exclusive of right of ways). Notices of the proposed rezoning were mailed to the applicable adjacent property owners within 200 feet of the property on March 17, 2015. Additionally rezoning notification signs were placed on the property on March 17, 2015. The City Council has set a public hearing date of April 6, 2015 to hear the proposal on the rezoning.



**ABOVE:** Kettlestone Master Plan identified the subject property to include a combination of row house/townhomes, high density residential and commercial retail.



**ABOVE:** Proposed Development Concept identifies a combination of row house/townhomes, high density residential, mixed use (retail/residential) and commercial retail.

**PROJECT DESCRIPTION:**

The project area is within the proposed Glacier Park Overlay District as identified within the Kettlestone Master Plan. The Glacier Park Overlay District is described as including predominantly high and medium density residential with some integrated commercial development adjacent to University Avenue and Waco Place. The Glacier Park Overlay District is anticipated to have the most diverse housing stock within Kettlestone.

The proposed concept plan included as a part of the rezoning planned development proposal incorporates approximately 162 single family row houses, approximately 84 multi-family apartments and approximately 15 acres reserved for commercial development. Although not contemplated within the original Kettlestone Master Plan, the proposed project also includes approximately 7 acres of land proposed as mixed use retail/office/residential. Mixed use buildings were identified on the Master Plan on an adjacent property and are an encouraged land use/building type within the Kettlestone Master Plan. In this case, staff believes that adding a mixed use component to this development would enhance the overall look and feel of an integrated neighborhood.

**ACCESS MANAGEMENT:**

Access to the property will be provided from both University Avenue and Waco Place. The concept plan identifies the location of two full access points along University as well as two full access points along Waco Place. The access points align with existing/planned streets/driveways along both corridors and the proposed spacing meets the requirements of the City's access management policy. It is anticipated that all of the streets within the proposed development will be designed, constructed and maintained as private streets.

**BUILDING DESIGN STANDARDS:**

Developments within the Glacier Park overlay district are predominantly intended for dense residential buildings that are within walking or biking distance of mixed-use opportunities adjacent to it. Buildings shall be indicative of the active lifestyle and sensitive to pedestrian oriented activity along the greenway. The preferred architectural styles within Glacier Park are Prairie Style and Craftsman.

As a part of the Planned Development Overlay District for this property, building design standards have been identified as applicable to the specific uses. The proposed standards are generally consistent with the language within the draft Kettlestone Design Guidelines. General provisions including mechanical equipment screening, back of house activities (trash, loading docks, utilities, etc.) and lighting standards have also been incorporated into the document. Example architectural elevations have been included as the Planned Development document. These elevations represent the general intent and are not necessarily the exact buildings that will be constructed. Specific elevations will be determined and approved as a part of the site plan approval process.

**BULK REGULATIONS:**

Minimum bulk regulations have been determined for each land use type and are consistent with the bulk regulation provisions within the draft Kettlestone Design Guidelines. Generally speaking the intent of development within Kettlestone is to allow for greater density than what you might see in other parts of the City and to encourage reduced setbacks to enhance the pedestrian experience. As such, the bulk regulations have been drafted to reflect those goals including in some instances increased number of building stories and

increased numbers of units within buildings. Parking provisions have also been indicated which are consistent with the Kettlestone Guidelines.

### **USES OF PROPERTY:**

Permitted uses for both mixed use buildings and commercial development have been established within the Planned Development Document. As it pertains to mixed use, restrictions have been implemented which restricts single user buildings from being allowed within these areas. In general ground floors within mixed use buildings will be reserved for retail commercial development and upper floors will be reserved for residential or office or a combination of the two.

The Planned Development Document also identifies prohibited uses within the mixed use and commercial areas which are consistent with the Kettlestone Guidelines.

### **OPEN SPACE, LANDSCAPING AND BUFFER REGULATIONS:**

Because of the desire for the development within Kettlestone to be a little denser, minimum open space requirements have been reduced. The Planned Development Document identifies minimum open space for each use, minimum requirements for plantings and provisions for a landscape buffer between the development and the existing railroad.

Street trees and their locations have been identified within the Kettlestone Design Guidelines and include along University Avenue and Waco Place. Provisions have been included within the Planned Development Document for this project which identify the requirements for street trees along these corridors as well as the minimum requirements for placement.

### **SIGNAGE:**

Generally speaking, it is intended that the proposed project will follow the existing requirements for development and building signage as established within the Waukee City Code. However, the existing City Code does not adequately address signage for mixed use buildings. As such additional language has been included within the Planned Development which is specific to mixed use buildings.

### **STAFF RECOMMENDATION**

The applicant and staff have worked hard to put together a Planned Development and concept plan which is consistent with the intent and long term goals of the Kettlestone Master Plan. Utilizing the existing Planned Development process in lieu of waiting for the remaining Kettlestone approvals to be completed will allow the applicant to proceed forward quickly and allow for development to begin this year. Staff believes the provisions within the Planned Development will allow for a development that will be a good starting point in terms of quality and design for other developments to follow within Kettlestone. At this time, staff would recommend approval of the proposed rezoning and Planned Development Overlay for the Cove at Kettlestone.

### **CITY OF WAUKEE**

Brad Deets  
Development Services Director