



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Booth Family Farm - Rezoning

**DATE:** June 23, 2015

**GENERAL INFORMATION:**

**Applicant:** Jerry's Homes

**Requested Action** Rezoning from A-1 Agricultural District to R-2 One & Two Family Residential District

**Location and Size:** Property is generally located east of SE L.A. Grant Parkway and north of SE Ashworth Road containing 62.01 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential / Waukeee Futures Corridor	A-1
North	Westown Meadows Plat 2	Neighborhood Residential	R-2
South	Vacant - Undeveloped / Rural Residential	Waukeee Futures Corridor	A-1
East	Vacant - Undeveloped	Waukeee Futures Corridor	A-1 & PD/C-4
West	Bluestem Plats 1 & 2	Neighborhood Residential	R-2

**BACKGROUND:**

The subject property involved in the proposed rezoning is located directly north of SE Ashworth Road east of SE L.A. Grant Parkway on approximately 62.01 acres. The request is to rezone the property from A-1 Agricultural District to R-2 One and Two Family Residential.

The property is included within the proposed Kettlestone Development Boundaries. The subject property is within the Kettlestone Village Overlay District as identified within the Kettlestone Master Plan. The Kettlestone Village Overlay District is described as being a residential area comprised of predominantly single

family homes. The land use map within the Design Guidelines identifies the subject property as single family residential.

The comprehensive plan identifies portions of this property as Neighborhood Residential which accommodates various housing types (single family, medium density, and high density). Other parts are identified as Waukee Futures Corridor which calls for a variety of uses including varying residential densities.

The applicant has submitted consents to the rezoning from 62.35% 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 June 16, 2015. Rezoning signs were placed on the property on June 16, 2015. The City Council has set a public hearing date of July 6, 2015 to hear the proposal on the rezoning.



**ABOVE:** Proposed Development Concept identifies a total of 157 single family lots.

## **PROJECT DESCRIPTION:**

The proposed concept plan included as a part of the rezoning proposal includes the development of a total of 157 single family lots. The single family lots have been configured to meet or exceed R-2 zoning requirements. There were no special zoning provisions adopted related to the R-2 zoning district with the adoption of the Kettlestone Design Guidelines. The architectural design guidelines within the Design Guidelines specify preferred architectural styles in this district which include: Bay-and-Gable, Craftsman, and Federal styles.

Parkland dedication is being provided for in the northeast corner of the site where 1.68 acres has been identified to be dedicated. This parkland will tie-in with existing land that was dedicated as part of Westtown Meadows Plat 2 to the north. The total amount of parkland that is required to be dedicated for this development is 2.83 acres. The developer will need to make a proposal that will satisfy the remaining dedication required. The proposed street alignments indicated on the concept plan appear to be in general conformance with alignments laid out in the Kettlestone Design Guidelines.

The phasing plan for the project indicates that the development will be built out over five phases.

## **STAFF RECOMMENDATION**

The proposed rezoning seems reasonable as it is consistent with the comprehensive plan and the Kettlestone Master Plan. At this time, staff would recommend approval of the proposed rezoning for Booth Family Farm.

## **CITY OF WAUKEE**

Andy Kass  
Senior Planner