



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Daybreak Plat 2 - Rezoning

DATE: July 28, 2015

GENERAL INFORMATION:

Applicant: Daybreak Waukeee, LLC (c/o Steve Bruere)

Requested Action Rezoning Approval

Location and Size: Property is generally located West of Ute Avenue and Daybreak Plat 1, North of Ashworth Road containing approximately 40.9 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	A-1
North	Undeveloped / Rural Residential	Neighborhood Residential	A-1
South	Agricultural	Neighborhood Residential	A-1
East	Daybreak Plat 1 / Rural Residential	Neighborhood Residential	R-1 / A-1
West	Agricultural	Neighborhood Residential	A-1

BACKGROUND:

The subject property involved in the proposed rezoning, owned by Daybreak Waukeee, LLC, is located west of Ute Avenue and Daybreak Plat 1, and north of Ashworth Road containing approximately 40.9 acres. The proposed rezoning identifies the intent to develop 81 single family residential lots consistent in size and layout with the R-1 (Single Family Residential District) standards.

The comprehensive plan identifies this property as Neighborhood Residential which accommodates various housing types (single family, medium density, and high density).

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 53.85% of City of Waukeee property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on July 21, 2015. Staff has received an email from one citizen with concerns about the procedure of sending out notices and also concerns about the development's impact on the environment and quality of life for nearby residents. Notification signs of the proposed rezoning were placed on the property on July 21, 2015.



ABOVE: Aerial of Concept Plan identifying the proposed single family residential lots (**YELLOW**) and Surrounding Properties.

PROJECT DESCRIPTION:

The proposed concept plan included as part of the rezoning proposal includes the development of a total of 81 single family lots. The single family lots have been designed to conform to or exceed the R-1 zoning requirements. Public utilities will be connected to this development from Daybreak Plat I. The applicant is proposing to develop these lots in two phases. Phase 1 will include the 43 lots (Lots 1-43) on the north side of the development and Phase 2 will include the remaining 38 lots (Lots 44-81) on the south side of the development. With successful approval of the proposed rezoning, the applicant has indicated wanting to have lots ready to develop late fall of this year.

Parkland dedication is being provided for in the southwest corner of the site within Phase 2, where 2.46 acres has been identified to be dedicated. The total amount of parkland that is required for this development is 1.46 acres. The parkland requirement has been satisfied.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Melissa DeBoer
Planner II