



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Cove at Kettlestone – Rezoning
(Amendment to Planned Development)

DATE: September 22, 2015

GENERAL INFORMATION:

Applicant:

Rock Equity Holdings LLC

Requested Action

Modification to 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/ 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 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. Earlier this year the property was rezoned to include a Planned Development Overlay with the underlying zoning remaining as C-1 Community and Highway Service Commercial District.

The property is included within the proposed Kettlestone Development Boundaries. The developers however, were anxious to proceed forward with the rezoning and acquisition of the property ahead of having the new Kettlestone Zoning Districts and Kettlestone Design Guidelines completed by the City. As such the Planned Development Overlay was established for the property.

The developer has proceeded forward with a preliminary plat for the public street improvements within the plat as well as had construction drawings approved for the paving of Waco Place which is currently under construction. The City has also received a site plan application for the rowhouse portion of the development that was proposed as a part of the original concept.

PROPOSED REQUEST:

The applicant has been working with a partner in the development of the multi-family portion of the project which is proposed at the southeast corner of the property adjacent to Waco Place and the Union Pacific Railroad. The applicant has identified two provisions within the approved Planned Development Document which are barriers to the development of the multi-family ground as currently being contemplated.

Specifically, the Planned Development included a restriction of no more than 48 units within a single building within a multi-family development. One of the goals of the overall Kettlestone Development is to create higher densities within the anticipated multi-family areas of the Corridor. In fact, the allowed densities within multi-family projects in Kettlestone have a maximum provision of 24 units per acre as opposed to other parts of the City which are restricted to no more than 17 units per acre for multi-family developments. Placing a restriction on the number of units seems a little counter-productive to the City's intent of higher density developments that are more urban in design and layout within the Kettlestone defined area.

The new multi-family zoning district that was created specific for Kettlestone places no restrictions on the number of units within a building. As such, the applicants request to revise the restriction on the number of units within a single building seems appropriate and in conformance with the Kettlestone Design Guidelines.

The second requested change to the Planned Development relates to parking for multi-family developments within the project. The current language requires a minimum of two parking stalls per unit plus an additional one parking stall per every four units for visitor parking. The applicant is asking for consideration in revising the parking standards based upon the number of bedrooms as opposed to a standard requirement of two for each unit. Their argument is based upon a desire to create a higher density development by incorporating more one bedroom units versus two bedroom units. The applicant is currently looking at a plan that would have a ratio of 2:1 for one bedroom units versus two bedroom units.

A requirement of two stalls per unit is more typical for a two bedroom unit with the idea that one bedroom units are typically going to attract individuals as opposed to couples or families. The concern with the current provision is that it will require an over-abundance of parking thereby reducing open space and recreational amenities that could be provided as a part of the development.

As a part of the applicants analysis, they have provided a concept that shows the amount of parking that would be required based upon the current parking requirements. Staff would concur with the applicant that the amount of parking seems very high and does limit the ability to provide additional open space and amenities within the development.

Staff has reviewed the parking standards of some of the surrounding communities and a number of them are basing parking requirements off of number of bedrooms versus number of units. Staff does feel the requested parking requirement change deserves consideration. It would be staff's position that this revision parking requirements be considered in the near future for other multi-family developments within Kettlestone as well as the rest of the City.

STAFF RECOMMENDATION

The requested modifications to the Planned Development seem reasonable and consistent with the intent of the overall Kettlestone Development. At this time, staff would recommend approval of the amended Planned Development Overlay for the Cove at Kettlestone.

CITY OF WAUKEE

Brad Deets
Development Services Director