



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Dartmoor Senior Apartments - Rezoning

DATE: November 10, 2015

GENERAL INFORMATION:

Applicant:

JoAnn David

Requested Action

Rezoning Approval for Rental Multi-Family Residential Development. Rezone C-1 to R-3.

Location and Size:

Property is generally located on the east side of SE Dartmoor Drive and south of E Hickman Road, containing approximately 3.5 acres.

LAND USES AND ZONING:

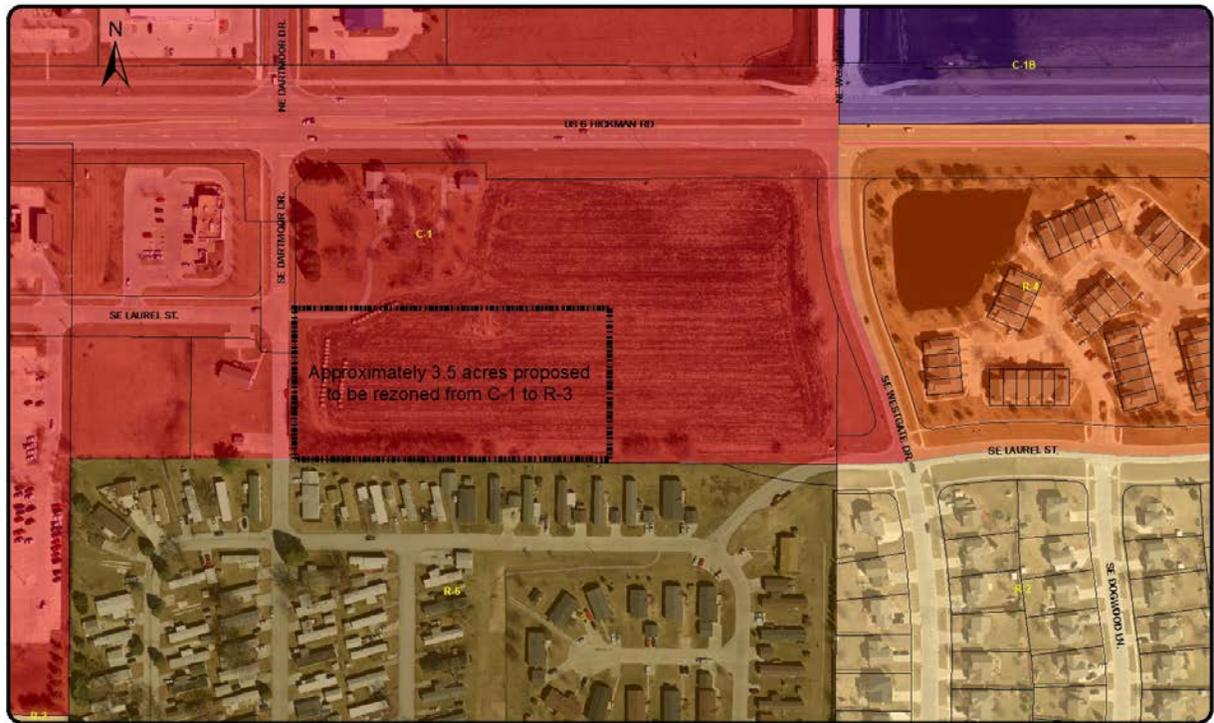
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant	Neighborhood Residential	C-1
North	Single Family Home	Neighborhood Residential	C-1
South	Midwest Estates Mobile Home Park	Neighborhood Residential	R-6
East	Vacant	Neighborhood Residential	C-1
West	Midwest Estates Mobile Home Park Dairy Queen	Neighborhood Residential	C-1

BACKGROUND:

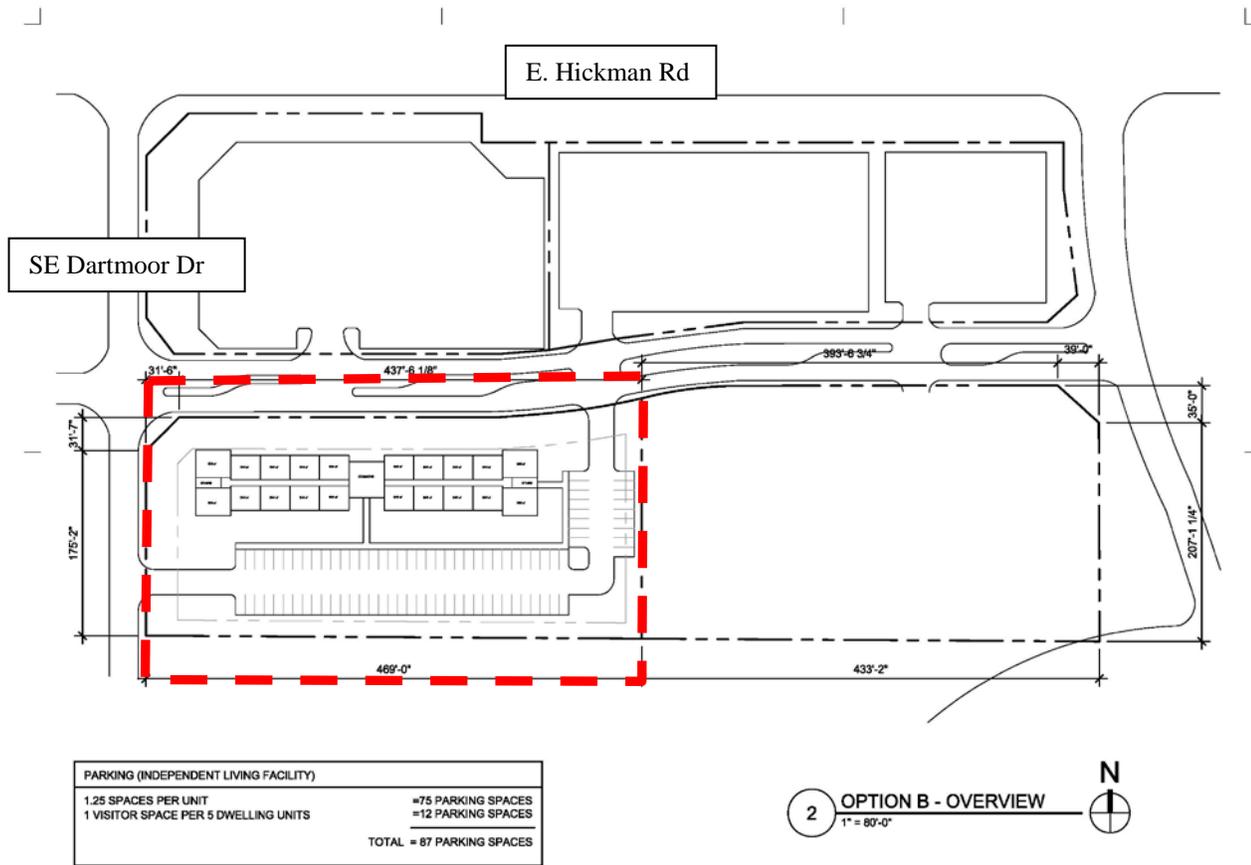
The subject property is generally located at the intersection of SE Dartmoor Drive and E Hickman Road. The overall parcel is approximately 10 acres in size and includes an existing homestead. The remainder of the property is used for agricultural purposes. The property has previously been zoned C-1 Community and Highway Service Commercial District in its entirety.

The property owner has received a purchase agreement related to approximately 3.5 acres of property in the southwest corner. The developer has an interest in constructing a 60 unit, three story, senior living multi-family development on the property. The developer has proposed to develop this project with federal tax credits which would mean the majority of the units within the building would be reserved as affordable income units for senior citizens age 62 and over. Approximately 10% of the units would be rented at market rate.

The project would be similar in scope to other senior living developments within the City of Waukee that have utilized federal tax credits including Thomas Place and Alice Place both located along SE Brick Drive and just south of Hickman Road and Sugar Creek Apartments located on SE LA Grant Parkway.



ABOVE: Aerial of Property with the Existing C-1 Zoning and area proposed to be Rezoned to R-3.



ABOVE: CONCEPTUAL PLAN OF PROPERTY WITH THE AREA OUTLINED IN RED IDENTIFYING THE PROPOSED R-3 ZONING (MULTI-FAMILY RESIDENTIAL).

PROJECT DESCRIPTION:

The City of Waukee’s Zoning Ordinance has two methods by which zoning changes can be initiated. The first method that has been most typical of rezoning requests requires the applicant to receive consent from a minimum of 50% of the land ownership within 200 feet of the area proposed for change. The second method is for the City to initiate the process for rezoning proceedings. In this instance, the City Council initiated setting a public hearing date for consideration of the proposed rezoning at their meeting on November 16, 2015.

Notification of the requested rezoning was sent to surrounding landowners within the City of Waukee on November 3, 2015. To date, staff has not received any written correspondence for or against the proposal.

As mentioned, this project is proposed to be constructed utilizing federal tax credits and a majority of the units would be available for seniors ages 62 and older that meet certain income guidelines. Applications for the tax credit program are due by December 9, 2015 for the next round of funding. As a part of the application, the applicant must indicate that the property is zoned appropriately for the proposed project. If tax credits are not awarded to this project, it is likely that this project will not be constructed. As such, the applicant is requesting that if the proposed zoning is approved that it include a sunset clause which would allow the property to revert back to the existing C-I zoning district if funding is not received and the project

has not commenced within a year from approval of the rezoning. This provision can be written into the ordinance related to the zoning of the property.

From a land use perspective, typically multi-family developments are located on the edges of residential development and in a lot of cases adjacent to commercial development. The proposed site sits directly adjacent to the Midwest Estates Mobile Home Park with commercial development and undeveloped ground (zoned commercial) surrounding it. Based on this criteria, a multi-family use on this property could be an appropriate use and an alternative to the current zoning of the property as commercial.

In the case of the specific project, this location has merit due to the surrounding amenities and conveniences within the general vicinity including a grocery store, bank, retail options and health care facilities which are all a part of the scoring criteria for the tax credit program.

As a part of the application, a conceptual site plan has been prepared for the project. SE Laurel Street is proposed to extend from Dartmoor Drive to Westgate Drive with access to the specific site being provided on both SE Dartmoor Drive and SE Laurel Street. The remaining outlot parcels fronting Hickman Road as well as a parcel to the east would remain for future development. Access to these sites is anticipated to be provided from SE Laurel Street.

STAFF RECOMMENDATION

The proposed rezoning request seems reasonable based upon the proposed specific use of the property. Affordable senior housing continues to be a need in our community and the proposed location seems appropriate based upon the surrounding amenities and businesses utilized by seniors. Because of the uncertainty of this project due to the timing of the tax credit program, the proposed sunset and reversionary clause within the Zoning Ordinance seems appropriate allowing for the owner of the property the opportunity to continue to market the property for commercial purposes if this project does not move forward. Staff would recommend approval of the rezoning request.

CITY OF WAUKEE

Brad Deets

Development Services Director