



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Brandon’s Reserve - Rezoning

DATE: November 10, 2015

GENERAL INFORMATION:

Applicant: M & R Holdings, LLC (David Walters)

Requested Action Rezoning Approval for Single Family Residential Development. Rezone A-1 and COS to R-1.

Location and Size: Property is generally located on the west side of Warrior Lane and north of SE University Avenue, containing approximately 13.75 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Residential	Parks & Recreation	A-1 & COS
North	Waukeee Public Library	Civic/Institutional	C-4
South	Residential	Parks & Recreation	A-1
East	Waukeee Middle School	Civic/Institutional	A-1 & COS
	Centennial Park	Parks & Recreation	
West	Indigo Ridge Plat 3 – Single Family Residential	Downtown	R-1, R-2 & COS

BACKGROUND:

The subject property involved in the proposed rezoning, owned by David Walters, exists currently as a large residential estate. Currently there is an existing house, pond, and a number of storage buildings located on the property. The applicant, requests that the property be rezoned from its current A-1 and COS designation to an R-1 designation to accommodate approximately 24 single-family lots.



ABOVE LEFT: Aerial of Property with the Existing A-I/COS Zoning (BLUE outline). **ABOVE RIGHT:** Aerial of Property with Proposed R-I Zoning (BLUE outline).



ABOVE: CONCEPTUAL PLAN OVER AERIAL OF PROPERTY WITH THE AREAS IN YELLOW IDENTIFYING THE PROPOSED R-I ZONING (SINGLE FAMILY). THE AREA IN BLUE IDENTIFIES THE POTENTIAL DETENTION POND AREA. THE AREA IN GRAY IDENTIFIES THE PROPOSED STREET.

PROJECT DESCRIPTION:

The application for rezoning was originally submitted for staff review in September 2015 and did not include the appropriate amount of consent from 50% of the land ownership within 200 feet of the proposed zoning change. The applicant has received consent from 18.32% of the land ownership within 200 feet of the proposed rezoning.

The City of Waukeee'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.

Staff has made a recommendation to set a public hearing for this rezoning request and the City Council has set a public hearing date for the proposed rezoning on November 16, 2015, for the following reasons:

- The applicant has taken the time to attempt and meet with the surrounding property owners.
- It can be difficult in these type of infill development projects to reach or receive contact from surrounding different households.
- The requested zoning change and corresponding concept plan are less dense than the surrounding single family residential properties and in line with the Comprehensive Plan for developing a neighborhood residential subdivision.
- Setting the public hearing does not obligate the City Council to approve the request, it simply allows for the request to be considered by the Planning and Zoning Commission and City Council.

Notification of the requested rezoning was sent to surrounding landowners within the City of Waukeee on November 2, 2015. To date, staff has not received any written correspondence for or against the proposal. Notification signs of the proposed City Council public hearing date have been placed on the property.

From a land use perspective, the requested zoning change is in general conformance with the Comprehensive Plan's intent for residential development in this area. The proposed rezoning would allow the applicant to develop a variety of larger lot sizes while remaining consistent with the surrounding single family development pattern.

The concept plan for the property identifies 24 total single family residential lots on the 13.75 acre property. The proposed lots have been designed to meet or exceed the R-1 requirements with regard to required width, area, and depth. The lots shown on the concept plan range in size from 0.23 acres to 0.97 acres. Potential storm water detention areas have also been identified on the concept plan. As the design of the subdivision is more refined permanent detention areas will be identified. The concept plan indicates a new street that ultimately terminates in a cul-de-sac on the north and south sides. This street will provide access to Warrior Lane.

As part of the development of the residential lots, the applicant will be required to dedicate parkland to the City. Staff is currently discussing parkland dedication possibilities with the applicant and will be prepared to have a proposal for the Commission at such time as the project moves forward through the platting process.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Andy Kass

Senior Planner