



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Beasley Property - Rezoning

DATE: November 24, 2015

GENERAL INFORMATION:

Applicant:

The Landing at Shadow Creek, LLC

Requested Action

Rezoning Approval for Single Family, Townhome, and Commercial Development. Rezone A-1 to R-2, R-4, and C-1.

Location and Size:

Property is generally located on the west side of NE Alice’s Road and north of Hickman Road, containing approximately 40 acres.

LAND USES AND ZONING:

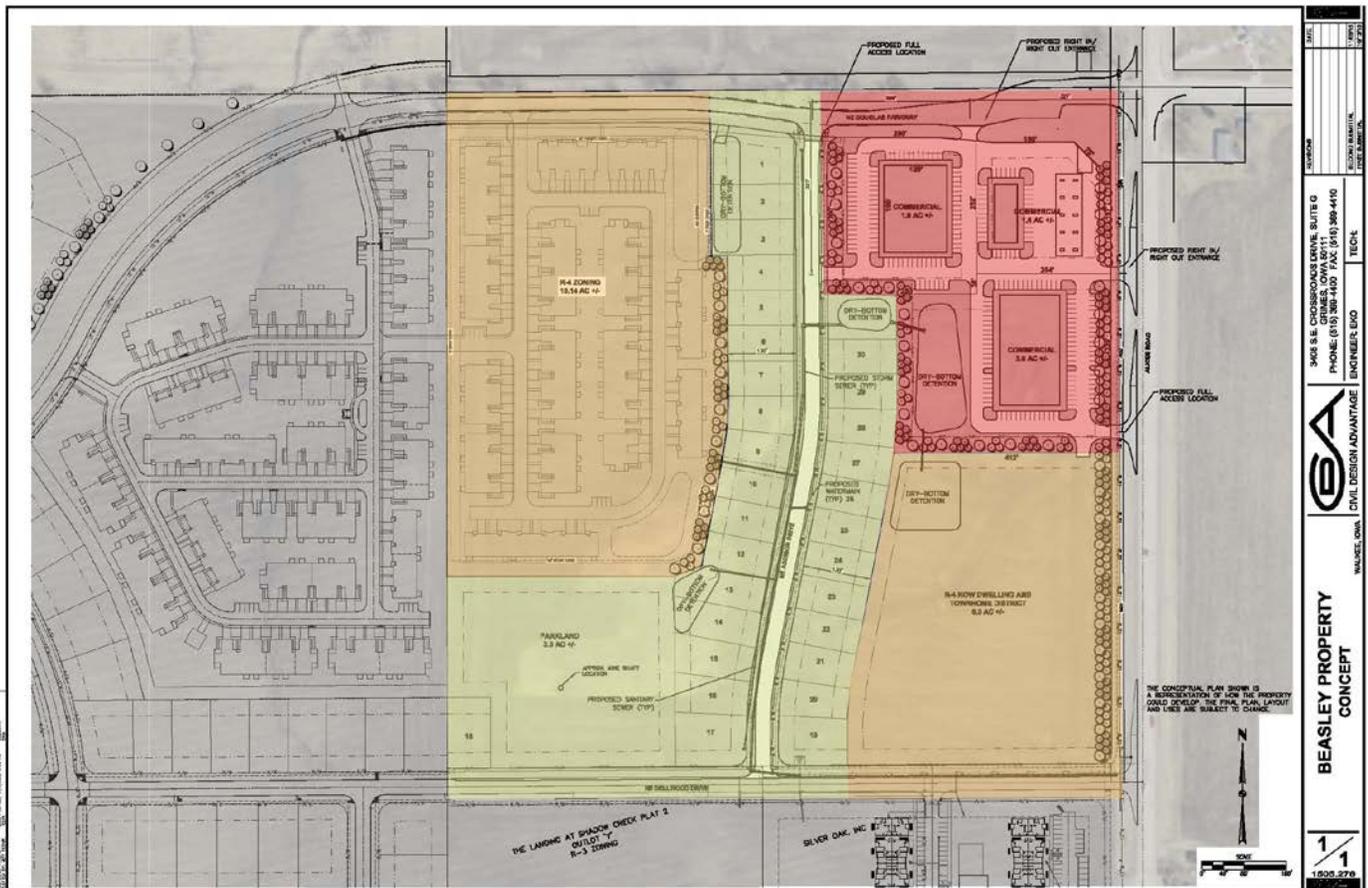
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Neighborhood Residential	A-1
North	Undeveloped	Neighborhood Residential	A-1
South	Undeveloped	Neighborhood Residential	R-3
East	Undeveloped	City of Clive	N/A
West	Landing at Shadow Creek / Somerset Oaks	Neighborhood Residential	R-2 / R-3

BACKGROUND:

The subject property involved in the proposed rezoning is undeveloped land that is used for agricultural purposes. The applicant, requests that the 40 acre parcel be rezoned from its current A-1 designation to an R-2, R-4, and C-1 designation to accommodate a variety of residential and commercial uses.



ABOVE LEFT: Aerial of Property with the Existing A-1 Zoning (BLUE outline). **ABOVE RIGHT:** Aerial of Property with Proposed R-2 Zoning (tan), R-4 Zoning (orange), and C-1 Zoning (red) (BLUE outline).



ABOVE: CONCEPTUAL PLAN OVER AERIAL OF PROPERTY WITH THE AREAS IN YELLOW IDENTIFYING THE PROPOSED R-2 ZONING (SINGLE FAMILY). THE AREA IN ORANGE IDENTIFIES THE POTENTIAL DETENTION POND AREA. THE AREA IN RED IDENTIFIES THE PROPOSED C-1 ZONING.

PROJECT DESCRIPTION:

The application for rezoning was submitted for staff review in October 2015 and included a minimum of 50% consent from surrounding property owners for each proposed rezoning. The rezoning for the proposed R-2 district has consent from 79.34%, the rezonings for the proposed R-4 districts have consent from 64.92% and 77.93%, and the rezoning for the proposed C-1 district has consent from 64.57%.

Notification of the requested rezoning was sent to surrounding landowners within the City of Waukee on November 16, 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 on November 16 2015.

From a land use perspective, the requested zoning change is in general conformance with the Comprehensive Plan future land use designation of Neighborhood Residential which is a designation that accommodates for different types of residential uses including single family and townhomes. The commercial portion of the proposed rezoning is appropriate as it is proposed to be located near the intersection of two major thoroughfares (NE Alice's Road and NE Douglas Parkway).

The concept plan for the property identifies 30 total single family residential lots on 12.49 acres. The proposed lots have been designed to meet or exceed the R-2 requirements with regard to required width, area, and depth. The lots shown on the concept plan range in size from 8,450 square feet to 16,800 square feet. The 11.42 acres in the northwest corner of the property proposed to be rezoned to R-4 has been identified as a possible extension of the Somerset Oaks development to the west for an additional 73 units for that development. The concept plan also identifies a 6.4 acre area in the southeast corner of the site for future townhome development. The concept plan identifies 3 lots for commercial development in the northeast corner of the site. These lots range in size from 1.5 acres to 2.9 acres. Potential storm water detention areas have also been identified on the concept plan as well as landscaped buffers. The concept plan indicates a new street north-south street between NE Dellwood Drive and NE Douglas Parkway. The extension of NE Douglas Parkway from the east plat boundary of the Landing at Shadow Creek to NE Alice's Road is also indicated on the concept plan.

As part of the development of the residential areas, the applicant will be required to dedicate parkland to the City. The applicant has identified the area in the southwest corner of the site where a mine shaft exists as the area proposed to be dedicated. This area is approximately 3.6 acres in area and is included within the Alice's Road Historical District that has been identified to celebrate Waukee's heritage and history.

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