



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Deery Brothers Waukee Development - Rezoning

DATE: April 26, 2016

**GENERAL INFORMATION:**

Applicant: The Rose Companies (applicant)  
Estella & J. Harry Copeland (property owner)

Requested Action: Rezoning Approval

Location and Size: Property is generally located south of Hickman Road and west of 10<sup>th</sup> Street containing approximately 24.80 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	Agricultural	Employment	A-1
South	Agricultural	Neighborhood Residential	N/A (Dallas County)
East	Single Family Residential	Neighborhood Residential	R-2
West	Agricultural	Neighborhood Residential	N/A (Dallas County)

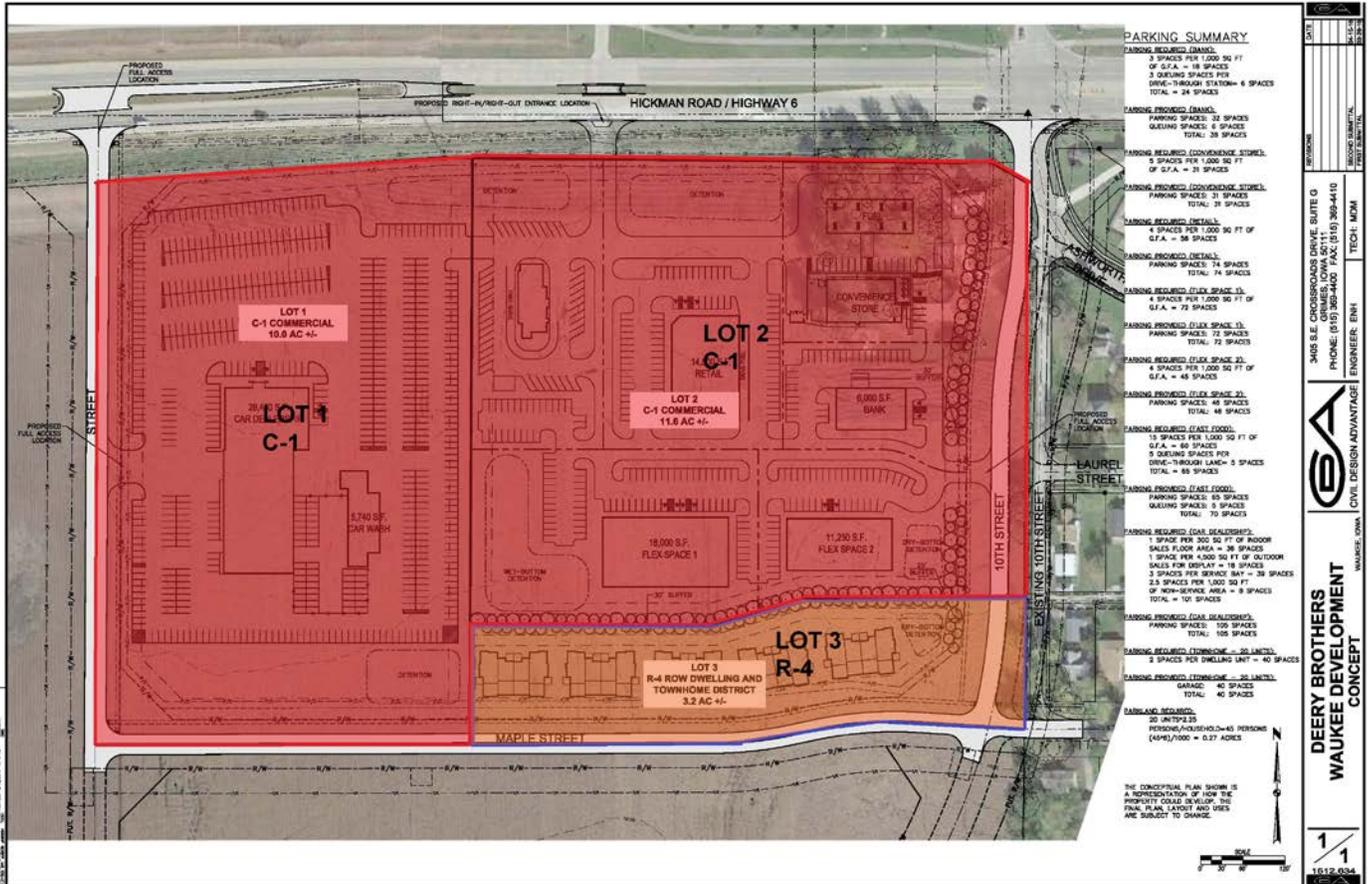
**BACKGROUND:**

The subject property involved in the proposed rezoning is located south of Hickman Road and west of 10<sup>th</sup> Street containing 24.80 acres. The applicant, The Rose Companies, requests that the property be rezoned from A-1 to C-1 Community and Highway Service Commercial District and R-4 Row Dwelling and Townhome District for commercial and townhome development. A total of 21.6 acres are proposed to be rezoned to C-1 and 3.2 acres are proposed to be rezoned to R-4. The subject property is currently not within the City limits of the City of Waukee, but is located within the unincorporated area of Dallas County. The City is in the process of annexing the property, but the property owner has requested that the zoning be in place prior to annexation. The annexation process is expected to be completed by July 8, 2016. The zoning would not be effective until the property has been annexed into the City of Waukee.

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 52.87% of property owners within 200 feet of the property proposed to be rezoned to C-1. Staff has received consent to the zoning change from 83.62% of property owners within 200 feet of the property proposed to be rezoned to R-4. Notification of the rezoning request to the proposed property

was sent on April 18, 2016. No comments for or against the rezoning have been received. Notification signs of the proposed rezoning were placed on the property on April 18, 2016.

The Comprehensive Plan identifies the subject property as Neighborhood Residential which provides for a variety of housing types including townhomes, duplexes, and single-family homes. Based on the property's proximity to Hickman Road staff feels that the proposed C-1 zoning is reasonable.



**ABOVE:** Aerial of Concept Plan identifying the proposed commercial zoning (RED) and the proposed townhomes (ORANGE).

**PROJECT DESCRIPTION:**

The proposed concept plan included as part of the rezoning proposal includes the development of a total of 2 lots for commercial development and one lot for townhome development. On Lot 1 the concept plan identifies a car dealership, sales display areas, and a car wash. Lot 2 identifies a number of different commercial buildings including a fast food restaurant, a bank, convenience store, a retail building, and 2 flex space buildings. Lot 3 should the development of 5 townhomes buildings with 4 units each for a total of 20 units. Landscape buffers will be required along the entire east side of Lot 2 and the east side of Lot 3. A Landscape buffer will also be required along the south side of Lot 2. Landscape buffers will also be required for the row homes because they are proposed to back up to a major thoroughfare, 10<sup>th</sup> Street. The concept plan identifies storm water detention being provided in 6 detention basins throughout the property.

The applicant has proposed to satisfy the parkland dedication requirements of 0.27 acres with a cash donation in lieu of dedication of land. Acceptance of this proposal will be addressed by the City Council when the final plat is approved.

The concept plan indicates the extension of 10<sup>th</sup> Street and Maple Street. 10<sup>th</sup> Street is intended to be a divided four lane road in the future. The applicant will only be responsible for constructing the west 31' of 10<sup>th</sup> Street. 10<sup>th</sup> Street will be widened as traffic counts justify the widening. A new street on the west side of the property has also been identified and is intended to provide full access from Hickman Road. A right-in right-out access is indicated on Lot 2. Laurel Street will be extended to 10<sup>th</sup> Street.

**STAFF RECOMMENDATION**

Staff is comfortable with the proposed rezoning and would recommend approval of the rezoning request subject to remaining staff comments and completion of annexation proceedings.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner