



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Yarco - Rezoning

DATE: July 26, 2016

GENERAL INFORMATION:

Applicant: Landing at Shadow Creek, LLC

Requested Action: Rezoning Approval

Location and Size: Property is generally located east of NE Westgate Drive, south of NE Dellwood Drive, and north of NE Boston Parkway containing approximately 17.56 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	R-3
North	The Landing at Shadow Creek Plat 4	Neighborhood Residential	R-2
South	Prairie Crossing	Neighborhood Residential	R-2 / C-4
East	Alice Patricia Homes	Neighborhood Residential	R-3
West	The Landing at Shadow Creek Plat 2 and 3	Neighborhood Residential	R-2

BACKGROUND:

The subject property involved in the proposed rezoning is located north of NE Boston Parkway, south of NE Dellwood Drive, and east of NE Westgate Drive. The applicant, Landing at Shadow Creek, LLC, requests that the property be rezoned from R-3 (Multi-Family Residential) to PD-1 (Planned Development Overlay District) and R-3 (Multi-Family Residential) for the development of a market rate retirement community that will feature apartment units and townhomes. The subject property is 17.56 acres in area.

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 63.86% of property owners within 310 feet of the property proposed to be rezoned to PD-1/R-3. Notification of the rezoning request to the proposed property was sent on July 19, 2016. No comments for or against the rezoning have been received. Notification signs of the proposed rezoning were placed on the property on July 18, 2016.

The Comprehensive Plan identifies the subject property as Neighborhood Residential which provides for a variety of housing types including townhomes and apartments.



ABOVE: Aerial of Concept Plan identifying the proposed development.

PROJECT DESCRIPTION:

The proposed concept plan included as part of the rezoning proposal includes the development of three 50-unit apartment buildings, ten town homes buildings for a total of 48 units, a leasing/activities building, 5 garage buildings, a community garden area, and a storm water detention pond on the southeast side of the site.

Access to the property is proposed off of NE Dellwood Drive (north) and NE Boston Parkway (south). The concept plan identifies an interior private street with traffic circles for vehicular circulation throughout the site. The applicant has been made aware that the Fire Department will evaluate the proposed circulation as part of the site plan review process.

Parkland dedication was satisfied with the dedication that was provided with the Landing at Shadow Creek Plat I. Although this requirement has already been satisfied the developer of the site intends to provide trails around the site, a garden, a clubhouse and pool, and other amenities for the residents of the development.

The applicant is requesting that a Planned Development Overlay with R-3 zoning underlying to allow for the 50 unit buildings as the R-3 District allows multi-family buildings to only have up to 24 units. The Planned Development Overlay is also requested to allow for the development of the townhomes on the property. The total proposed density of the project is approximately 12 units per acre. The R-3 District alone allows up to 17 units per acres for multi-family development. The Planned Development Document has been included for your review.

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