



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Indi Run Rezoning

DATE: September 27, 2016

GENERAL INFORMATION:

Applicant: Solid Ground, LLC

Requested Action Rezoning Approval

Location and Size: Property is generally located West of N Warrior Lane and north of Waukeee YMCA containing approximately 27.7 acres more or less.

LAND USES AND ZONING:

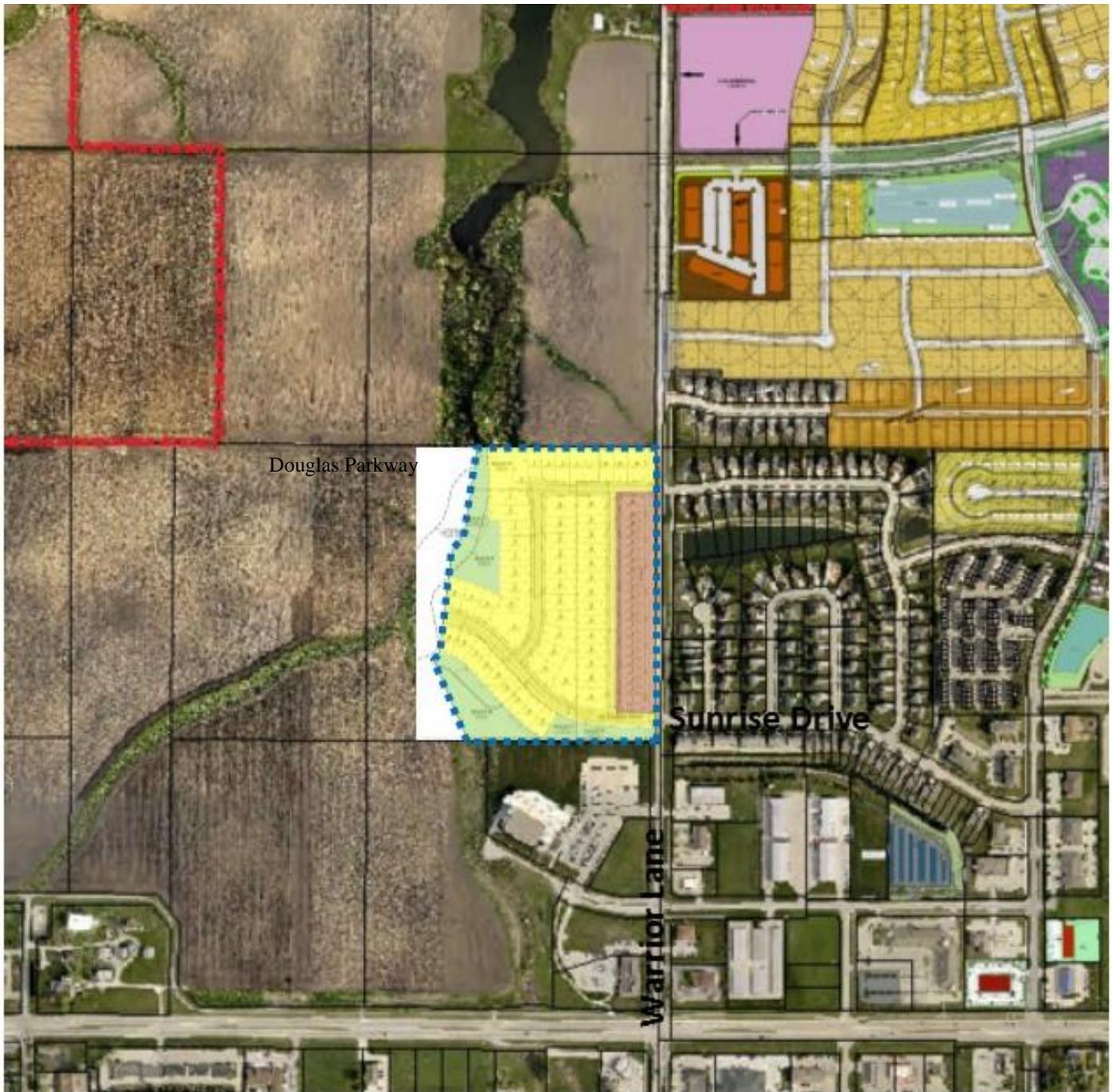
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	A-1
North	Vacant-Undeveloped	Neighborhood Residential	A-1
South	Waukeee Family YMCA	Neighborhood Residential	C-1B
East	Single Family and Duplexes	Neighborhood Residential	R-2
West	Vacant - Undeveloped	Neighborhood Residential	A-1

BACKGROUND:

The applicant, Solid Ground, LLC, on behalf of the owner, Phillip Broderick, LLC and Charlotte Broderick, LLC, is requesting approval of a rezoning of approximately 27.7 acres of property located west of Warrior Lane and directly north of the Waukeee YMCA. The proposed rezoning includes a total of 22.92 acres of R-2 One and Two Family Residential and 4.78 acres of R-4 Rowhouse and Townhouse Dwelling District with a Planned Development Overlay to allow for detached townhome units. A large drainage area is located just to the west of the proposed development.

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. The Rezoning Map indicates consent to the zoning change from 59.58% of the property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on September 20, 2016. To date, staff has not received any correspondence for or against the proposal. Notification signs of the proposed Planning and Zoning Date and City Council Public Hearing Date have been placed on the property.



ABOVE: Aerial of Concept Plan identifying the proposed area for single family residential (**YELLOW**), detached townhome residential (**BROWN**) with (**BLUE**) outline for the subdivision and Surrounding Properties.

As a part of the proposed rezoning request, the applicant has submitted a concept plan identifying the anticipated layout of the development.

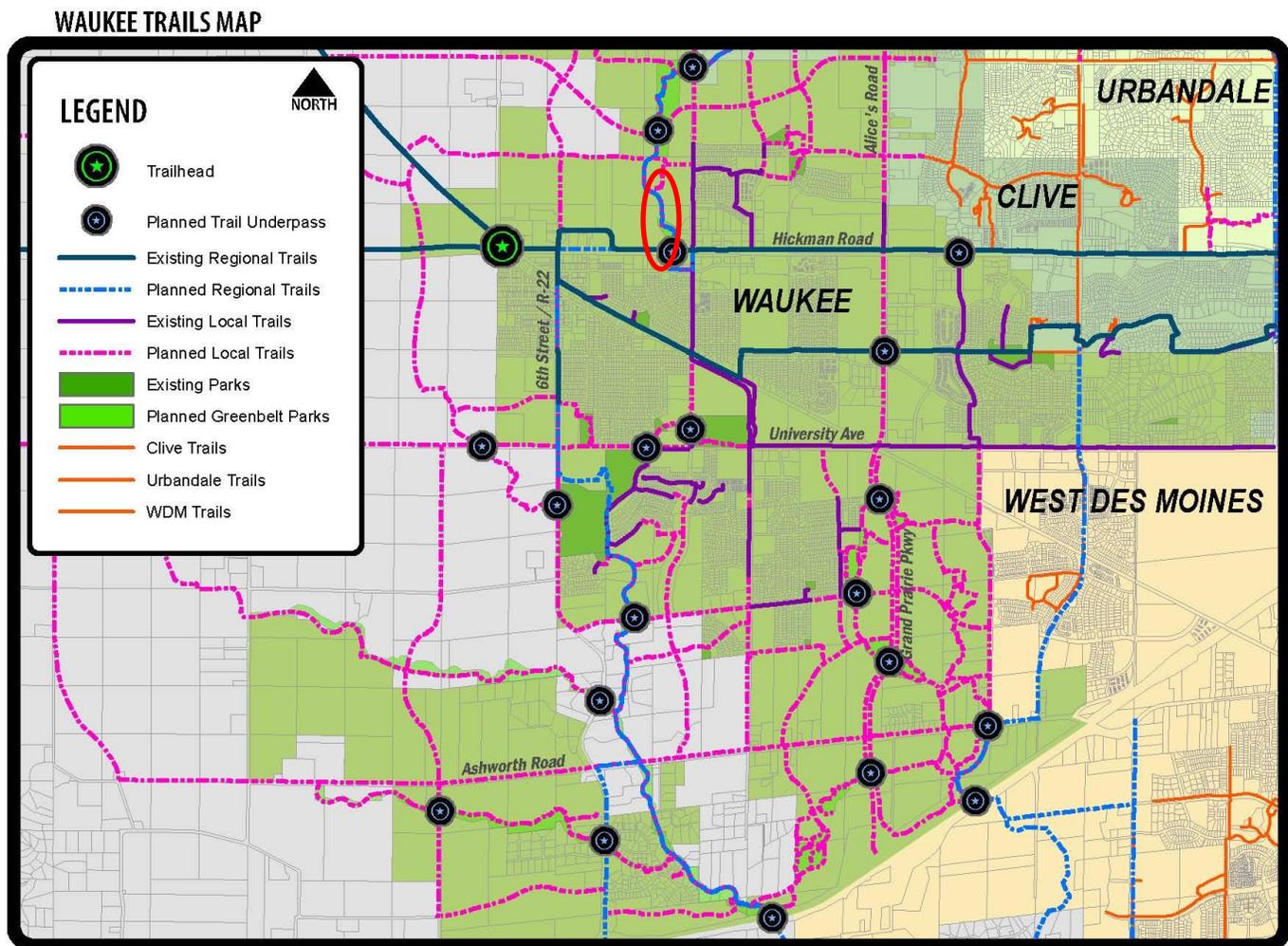
The concept plan identifies a total of 22 lots proposed to be developed as townhomes adjacent to Warrior Lane. In addition to the R-4 zoning, the applicant has requested a Planned Development Overlay for the development in order to allow for detached townhome units which are not currently permitted within the

standard R-4 zoning district. The proposed Planned Development Overlay references the underlying R-4 requirements. The only change relates to bulk regulations and specifically the allowance of detached townhome units and side yard setback requirements of five feet on either side. All other R-4 zoning requirements are proposed to be met. Driveway access to the townhomes will be provided off of a public street to the west of Warrior Lane. There will be no driveway access to Warrior Lane.

The remainder of the development consists of a total of 56 single family lots ranging in size from 65 foot wide and 8,700 square feet to 70 foot lots with a minimum of 10,000 square feet.

The proposed concept plan shows the extension of NE Sunrise Drive which will function as the major collector as development occurs to the west and will eventually extend over the large drainage area to the west of this proposed subdivision. All remaining streets will be local residential streets.

Utilities will be extended to serve the proposed subdivision. A portion of this property can be serviced with sanitary sewer from the existing sanitary sewer located along Warrior Lane. The remaining portion of the development to the west will be served by a future gravity line extension from the Little Walnut Creek Lift Station located north of the subject property.



The City has previously identified plans for a greenbelt/park along the existing drainage way to the west of the proposed single family residential lots. As such, parkland dedication for this subdivision is proposed to occur along the western edge of the property and include the portion of the existing drainage way. Future plans include the construction of a bike trail that will run to the existing bike trail extended along the west side of Mercy Clinic and would eventually be constructed to the north and east to connect into a future connection of the Clive Greenbelt Trail located east of Warrior Lane and north of Douglas Parkway.

STAFF RECOMMENDATION

The proposed rezoning is consistent with the surrounding area and future land use plan. Staff would recommend approval of the proposed rezoning subject to remaining staff comments associated with the concept plan.

CITY OF WAUKEE

Brad Deets
Development Services Director