



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Hamilton Ridge – Rezoning

**PREPARED BY:** Andy Kass AICP, Senior Planner

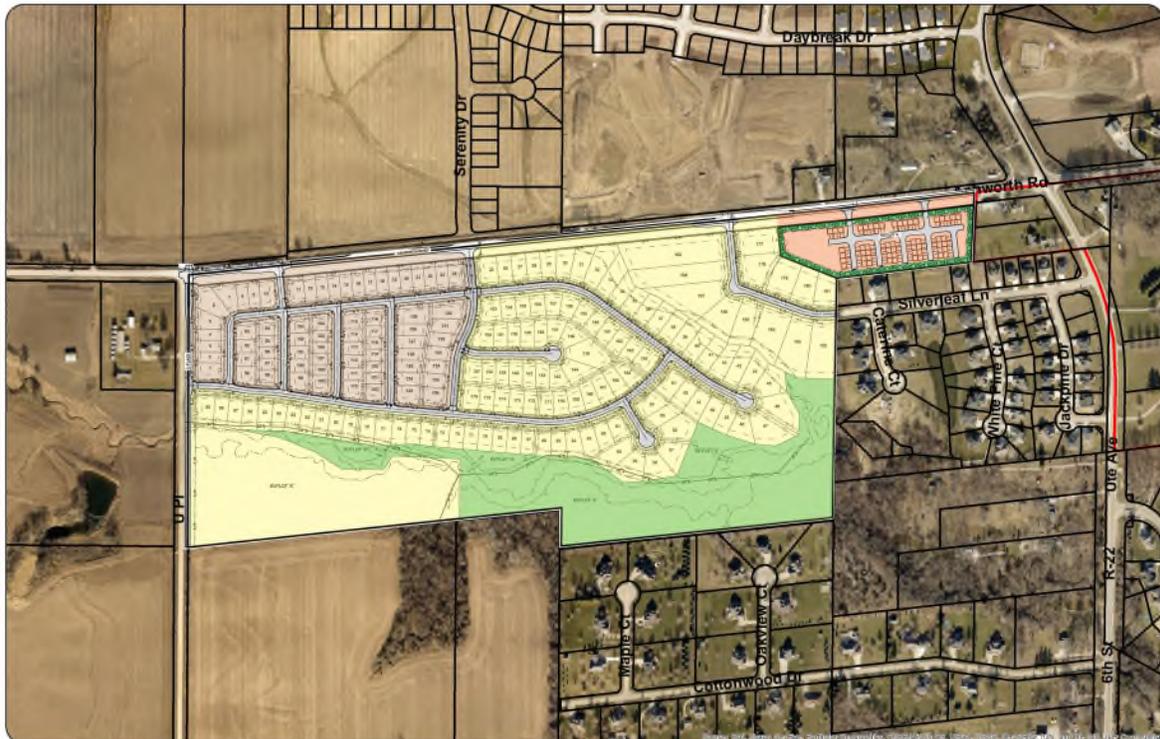
**REPORT DATE:** September 11, 2020

**MEETING DATE:** September 15, 2020

### GENERAL INFORMATION

<b>Applicant:</b>	Landmark Development Services, Inc.
<b>Owner:</b>	Phillips-Hamilton, Inc.
<b>Owner's Representative:</b>	Erin Ollendike, PE - Civil Design Advantage
<b>Request:</b>	The applicant is requesting approval of a rezoning for a single family and medium density residential subdivision.
<b>Location and Size:</b>	Property is generally located south of Ashworth Road and west of R-22/Ute Avenue, containing approximately 105.38-acres.

### AREA MAP



**ABOVE LEFT:** Concept plan of the development identifying the areas proposed to be rezoned. The area in **YELLOW** is proposed to be zoned R-2. The area in **TAN** is proposed to be zoned R-2/PD-1. The area in **ORANGE** is proposed to be zoned R-4.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant Property	Single Family Residential, Medium Density Residential, Open Space	A-1 (Agricultural District)
North	Daybreak & Ashworth Acres Neighborhoods / Sugar Creek Elementary	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District) & A-1 (Agricultural District)
South	Sunset Ridge Neighborhood	Single Family Residential	A-1 (Agricultural District) & R-2 (One & Two Family Residential District)
East	Willow Pines Neighborhood	Single Family Residential	R-1 (Single Family Residential District)
West	Agricultural Residential & Undeveloped	Single Family Residential, Medium Density Residential, Open Space	A-1 (Agricultural District)

## BACKGROUND

The subject property is located south of Ashworth Road and west of R-22/Ute Avenue. The property is 105.38-acres in area and is currently in use for agricultural purposes. The applicant requests that 77.32-acres of the property be rezoned to R-2 (One & Two Family Residential District) for single family development. The applicant requests that 21.29-acres be rezoned to R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay) for small lot single family residential development. The remaining 6.76-acres are proposed to be rezoned to R-4 (Row Dwelling & Townhome District) for townhome development.

The applicant has submitted the necessary consent to the rezoning with consent from 59.5%, 51.68%, and 64.26% from neighboring property owners for the areas proposed to be rezoned. The rezoning signs was placed on the property on September 8, 2020. Notification to adjacent property owners was mailed on September 8, 2020. Staff has received correspondence from surrounding property owners regarding the request. The correspondence received has been included for your review.

## PROJECT DESCRIPTION

The concept plan provided indicates 118 lots for standard single family residential development and 72 lots for small lot single family development. In addition to the single family lots, the concept plan shows a 56-unit townhome development on the northeast side of the property. The townhome units will be subject to site plan review and approval prior to being authorized for construction. A 25-foot landscape buffer will be required along the perimeter of the townhome units to screen from adjacent existing and future single family lots. Landscape buffers will be required along all lots fronting Ashworth Road and U Place.

In addition to the planned lots and housing units, the concept plan identifies the extension of a number of public streets, including improvements to Ashworth Road, the paving of a portion of U Place along the western plat boundary, and a connection to the existing Willow Pines neighborhood to the east.

Parkland dedication requirements will apply to the project because of its residential nature. The concept plan identifies Outlot Z as an area to be dedicated to the City of Waukee for parkland dedication. Outlot Z is 15.89-acres in area and exceeds the required amount of 5.56-acres. The City's intent for Outlot Z would be to preserve the floodway and greenbelt corridor. In addition, the nature of the property provides opportunities for future recreational amenities.

**Table 1: Standard R-2 requirements.**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet
<b>Lot Width</b>	65 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

**Table 2: Standard R-4 requirements.**

Category	Standard R-4 (minimum)
<b>Lot Area</b>	3,500 square feet per unit
<b>Lot Width</b>	20 feet per unit
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet

**Table 3: R-2/PD-I requirements.**

Category	Standard R-2 (minimum)	Proposed R-2/PD-I (minimum)
<b>Lot Area</b>	8,000 square feet	5,500 square feet
<b>Lot Width</b>	65 feet	55 feet
<b>Front Yard Setback</b>	30 feet	25 feet
<b>Rear Yard Setback</b>	30 feet	25 feet
<b>Side Yard Setback</b>	15 feet (total)	10 feet (total)
<b>Lot Depth</b>	110 feet	100 feet

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width, area, and depth. In addition to the relaxed bulk regulations, the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;
- Minimum of 1,100 square feet for a single story home and 1,400 square feet for a two story home;
- Adjacent lots cannot share the same building elevation;
- 15% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (4-inch traditional profile, trim elements to be at least 3.5-inch wide, and the requirement to incorporate decorative materials onto front facades)

- Two (2) trees and two (2) shrubs planted on each lot.

## **COMPREHENSIVE PLAN**

The Imagine Waukee 2040: Comprehensive Plan identifies the subject property as Single Family Residential and Medium Density Residential. Single Family Residential is defined as traditional forms of single family housing with lot sizes ranging from 8,000 square feet to 0.50-acres in area with an average density of 2 to 4 units per acre. The proposed density of the single family portion (standard lots and small lots combined) of the project would be 2 units per acre. While the small lots are less than the lot sizes identified in the comprehensive plan they do provide another housing option to the community and differing price points which are both items that the comprehensive plan seeks to provide within in Waukee.

Medium Density Residential is defined as side-by-side townhome and rowhome products with densities ranging from 4 to 12 units per acre. In addition to townhomes and rowhomes, the medium density residential classification allows for detached small lot single family housing. The R-4 district allows up to 12-units per acre to be developed. As shown on the concept plan the density of the area proposed to be zoned R-4 would be 7.9 units per acre. The area proposed to be zoned R-4 is located in the northeast corner of the property and is surrounded on two sides by existing residential development and bounded on the north side by Ashworth Road. In addition, it is located in close proximity to the intersection of Ashworth Road and R-22/Ute Avenue. R-4 zoning in this location would provide a transition between existing and future land uses and what will be in a significant intersection within Waukee. Single family residential could be considered within this area, however, the parcel is not deep enough to make a feasible area to accommodate lot requirements and street right-of-way requirements for public streets.

## **STAFF RECOMMENDATION**

The proposed zoning districts and general locations are consistent with those identified in the Comprehensive Plan. Based on the conformance with the Comprehensive Plan staff recommends approval of the rezoning for Hamilton Ridge.