



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Rose – Rezoning

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: September 11, 2020

MEETING DATE: September 15, 2020

GENERAL INFORMATION

Applicant: Landmark Development Services, Inc.

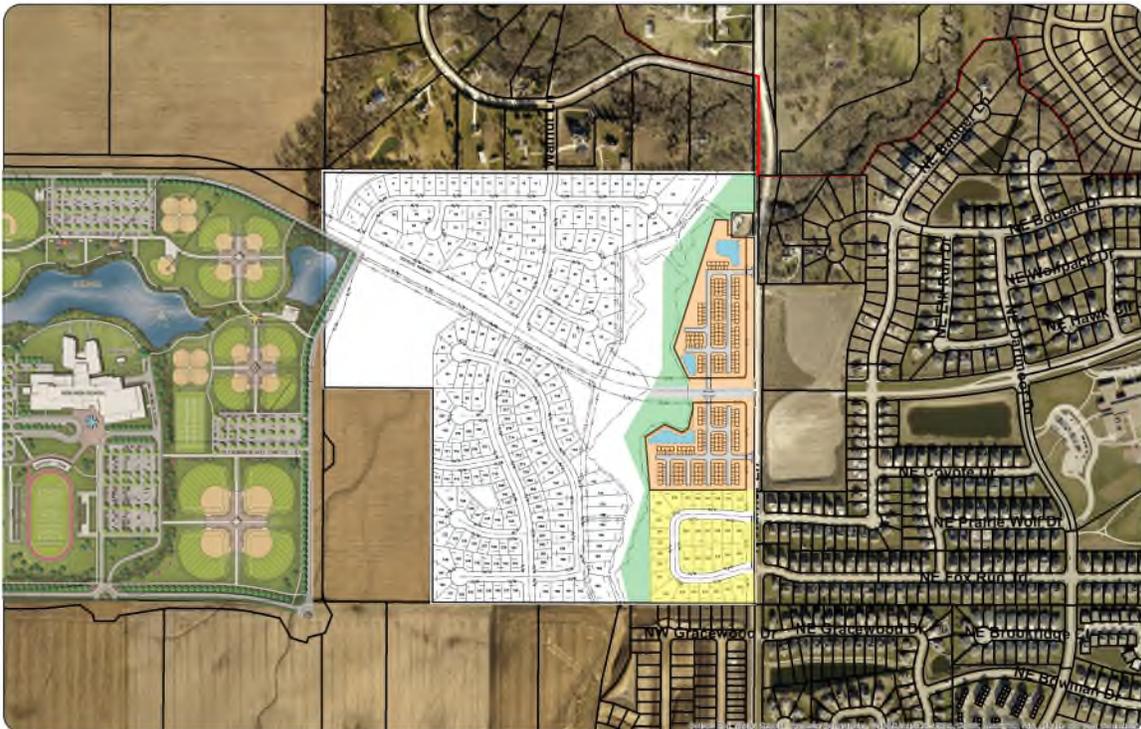
Owner: Broderick Family, LP

Owner’s Representative: Erin Ollendike, PE - Civil Design Advantage

Request: The applicant is requesting approval of a rezoning for a single family and medium density residential subdivision.

Location and Size: Property is generally located north of NE Gracewood Drive and west of N. Warrior Lane, containing approximately 36.22-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/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, Open Space, Wetland	A-1 (Agricultural District)
North	Sahu Acres Neighborhood	Single Family Residential & Open Space	AR (Agricultural Residential)
South	Indi Run Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
East	Fox Creek Estates Neighborhood	Single Family Residential, High Density Residential, and Neighborhood Commercial	R-1 (Single Family Residential District)
West	Vacant Property	Single Family Residential, Open Space, Wetland	A-1 (Agricultural District) & COS (Conservation & Open Space District)

BACKGROUND

The subject property is located north of NW Gracewood Drive and west of N. Warrior Lane. The property is 36.22-acres in area and is currently in use for agricultural purposes. The applicant requests that 11.66-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 22.78-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 53% and 56.2% 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 not received any correspondence from adjoining property owners.

PROJECT DESCRIPTION

The concept plan provided indicates 33 lots for small lot single family development. In addition to the single family lots, the concept plan shows a 165-unit townhome development on the north 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 N. Warrior Lane. Conceptual layout for future development to the west is shown, but is not included in this request.

As part of the development of the property, improvements to Warrior Lane and an extension of NW Douglas Parkway will be required. A public street is shown within the single family portion. Private streets would provide access through the townhomes.

Parkland dedication requirements will apply to the project because of its residential nature. Parkland will be provided with the dedication of the greenbelt area to the west. The City's intent 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-4 requirements.

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

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

Category	Standard R-2 (minimum)	Proposed R-2/PD-I (minimum)
Lot Area	8,000 square feet	7,150 square feet
Lot Width	65 feet	55 feet
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Side Yard Setback	15 feet (total)	10 feet (total)

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 Waukeee 2040: Comprehensive Plan identifies the subject property as Single Family 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 of the project would be 2.8 units per acre. While some of 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 Waukeee.

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 7.2 units per acre. The area proposed to be zoned R-4 is located in close proximity to the future intersection of Warrior Lane and NW Douglas Parkway. 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. In addition, townhomes or rowhomes would provide an alternative housing option in an area that will likely continue to grow predominantly with single family residential development to the west.

STAFF RECOMMENDATION

The proposed zoning districts are generally consistent with those identified in the Comprehensive Plan. Based on the conformance with the Comprehensive Plan staff recommends approval of the rezoning for Prairie Rose.