



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Castle Property – Rezoning

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: November 20, 2020

MEETING DATE: November 24, 2020

GENERAL INFORMATION

| | |
|--------------------------------|---|
| Applicant: | Castle Productions, LLC |
| Owner: | Castle Productions, LLC |
| Owner's Representative: | Jared Murray, PE - Civil Design Advantage |
| Request: | The applicant is requesting approval of a rezoning for a single family residential subdivision. |
| Location and Size: | Property is generally located south of Meredith Drive and west of N. Warrior Lane, containing approximately 10-acres. |

AREA MAP



ABOVE LEFT: Concept plan of the development identifying the area proposed to be rezoned. The area outlined in **RED** is the area proposed to be rezoned.

LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|--------------------------------|---------------------------|-----------------------------|
| Property in Question | Existing Acreage | Not Defined | A-1 (Agricultural District) |
| North | Vacant - Undeveloped | Single Family Residential | A-1 (Agricultural District) |
| South | Existing Acreage | Not Defined | Dallas County |
| East | Fox Creek Estates Neighborhood | City of Clive | City of Clive |
| West | Vacant Property | Single Family Residential | A-1 (Agricultural District) |

BACKGROUND

The subject property is located south of Meredith Drive and west of N. Warrior Lane. The property is approximately 10-acres in area and is currently in use as an existing residential acreage. The subject property was recently annexed into the City of Waukee. The applicant and property owner request that the property be rezoned from A-1 to R-1 to develop a single family residential subdivision.

The applicant has submitted consent from 36.06% from neighboring property owners. The percentage of consent is less than the standard requirement of 50%. The subject property abuts property within the City of Waukee on only the west and north sides. Consent was only secured from the property owner to the west. Property owners outside of Waukee city limits are not eligible to give consent. The applicant requested that the City Council set a public hearing date without the required consent and the request was granted. The rezoning signs was placed on the property on prior to the November 16, 2020 deadline. Notification to adjacent property owners was mailed on November 16, 2020. Staff has not received any correspondence from adjoining property owners.

PROJECT DESCRIPTION

The concept plan provided indicates six (6) lots for single family residential development. The lots range in size from 1.02-acres to 1.54-acres in area. The bulk regulations for the R-1 zoning district are included below in Table I. The subject property does not have access to public sanitary sewer, which increases the lot area and lot width requirements. All proposed lots would comply with the regulations of the R-1 district. The existing house on the property would be demolished if the property develops.

Table I: Standard R-1 requirements.

| Category | Standard R-1 (minimum) |
|---------------------------|-----------------------------|
| Lot Area | 20,000 square feet per unit |
| Lot Width | 100 feet per unit |
| Front Yard Setback | 30 feet |
| Rear Yard Setback | 30 feet |
| Side Yard Setback | 15 feet |

The concept plan identifies a public street providing access to each lot and connecting to N. Warrior Lane. The City of Waukee and the City of Clive are working on a joint project to install an asphalt overlay on Warrior Lane from

Meredith Drive and to the south where the existing pavement ends north of NE Badger Lane. The asphalt overlay project is planned to begin in Summer 2021 and complete in early Fall 2021.

The proposed lots would be served by individual septic systems for wastewater treatment and disposal. There is not currently sanitary sewer near the subject property. In the future as development occurs, sewer extensions will become available for connection to the development. City water main is also not available to the subject property, but existing Xenia Rural water main is available to provide water service to the proposed lots. As development occurs to the south, City water main connections will become available.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 0.12-acre.

COMPREHENSIVE PLAN

The subject property was not identified in the Imagine Waukee 2040: Comprehensive Plan because the property was not located within the city limits at the time the plan was developed and adopted. The Comprehensive Plan does identify the property surrounding the subject property as Single Family Residential. If the subject property would have been included in the Comprehensive Plan it would have been identified as Single Family Residential on the Future Land Use Map. 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 project would be 0.6 units per acre. The proposed density is less than what the Comprehensive Plan identifies for typical density within the category, however, the minimal public utilities available in the area suggests that lower density is appropriate.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the land uses identified in the Comprehensive Plan. Based on the conformance with the Comprehensive Plan staff recommends approval of the rezoning for the Castle Property.