



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Prairie Village – Rezoning

**PREPARED BY:** Andy Kass AICP, Planning Coordinator

**REPORT DATE:** July 9, 2021

**MEETING DATE:** July 13, 2021

### GENERAL INFORMATION

**Applicant:**

Signature Companies

**Owner:**

Phillips-Hamilton, Inc.

**Owner's Representative:**

Jared Murray, P.E. – Civil Design Advantage

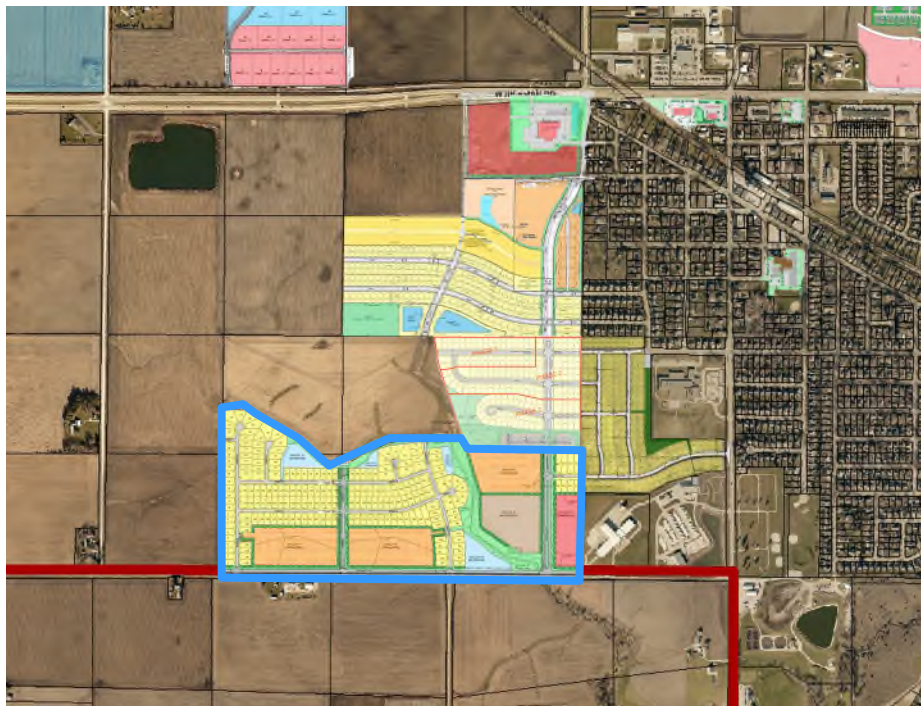
**Request:**

The applicant is requesting approval of a rezoning for a single-family, townhome, multi-family, and commercial development.

**Location and Size:**

Property is generally located west of 6<sup>th</sup> street and north of University Avenue, containing 132.33-acres more or less.

### AREA MAP



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

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single Family Residential, Medium Density Residential, High Density Residential, Community Commercial, Mixed-Use, & Open Space	A-1 (Agricultural District)
North	Vacant - Undeveloped & Autumn Valley Neighborhood	Single Family Residential, Medium Density Residential, & Open Space	A-1 (Agricultural District) & R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Institutional, Mixed-Use, Medium Density Residential, & Single-Family Residential	Dallas County
East	Clayton Estates Neighborhood & Waukee Public Works Building	Institutional & Single Family Residential	R-2 (One- & Two-Family Residential District) & M-1 (Light Industrial District)
West	Vacant - Undeveloped	Single Family Residential & Open Space	A-1 (Agricultural District)

**BACKGROUND**

The subject property is located west of 6<sup>th</sup> Street and north of University Avenue. The property is approximately 132.33-acres in area and is currently in agricultural use. The applicant requests that 75.91-acres of the property be rezoned from A-1 to R-2, 35.78-acres be rezoned from A-1 to R-4, 12.88-acres be rezoned from A-1 to R-3, and 7.76-acres be rezoned from A-1 to C-1.

The applicant has submitted consent from 51%, 87%, and 89% of property owners within 250-feet of the areas proposed to be rezoned R-2. The applicant has submitted consent from 100% of property owners within 250-feet of the area proposed to be rezoned to R-3. The applicant has submitted 67% and 98% consent of property owners within 250-feet of the areas proposed to be rezoned R-4. The applicant has submitted consent from 93% of adjoining property owners within 250-feet of the area proposed to be rezoned C-1. Notification to adjacent property owners was mailed on July 2, 2021. Rezoning signs were placed on the property prior to the deadline of July 6, 2021. Staff has received a few inquiries regarding the request from adjoining neighbors, however, no formal correspondence either for or against the request has been submitted at this time.

Staff would note that the original application submitted by the applicant requested a Planned Development Overlay in two separate areas. One area was within the area proposed to be rezoned R-4 directly north of University Avenue. The other was for a portion of the area proposed to be rezoned R-2 to allow for a limited number of small lots for single family development. Over the course of the review of the application, the applicant, Signature Companies, has

withdrawn the Planned Development request in both areas and now only requests the standard zoning districts be applied.

## PROJECT DESCRIPTION

The concept plan provided shows 205 single family lots to be developed predominantly west of 10<sup>th</sup> Street. The concept does show a small amount of single-family lots that would abut the existing residential lots within the Clayton Estates neighborhood. The proposed lots comply with the R-2 minimum requirements. Outlots R, X, and Y shown on the concept plan are the areas proposed to be zoned R-4. Conceptual layouts are shown on each of these outlots, however, at the time a development is proposed the developer will need to submit a detailed site plan for review and approval by the City. The number of townhome units shown across Outlots R, X, and Y totals 297 units. The townhome units are anticipated to be owner-occupied units. Outlot S is the area proposed to be rezoned R-3. No conceptual layout has been provided for this area. Outlot T is the area proposed to be rezoned C-1 for which no layout has been provided. Landscape buffers will be provided along lots abutting 10<sup>th</sup> Street, University Avenue, and Street F as development occurs. Additional buffering between varying zoning districts will also be provided as each lot develops. The concept plan identifies the planned landscape buffer areas. Tables 1 – 4 below summarize the bulk regulations for each proposed zoning district.

**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-3 requirements.**

Category	Standard R-3 (minimum)
<b>Lot Area</b>	No minimum
<b>Lot Width</b>	75 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

**Table 3: Standard R-4 requirements.**

Category	Standard R-4 (minimum)
<b>Lot Area</b>	3,500 square feet
<b>Lot Width</b>	75 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)

**Table 4: Standard C-1 requirements.**

Category	Standard R-3 (minimum)
<b>Lot Area</b>	No minimum
<b>Lot Width</b>	No minimum
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	30 feet when adjacent to an R district

A number of street extensions are shown on the concept plan including 10<sup>th</sup> Street, 11<sup>th</sup> Street, and University Avenue. Additional streets are shown and vary in classification. Trails are planned to be located along 10<sup>th</sup> Street, University Avenue and Street F. Initial improvements to University Avenue that the applicant would be responsible for is an asphalt overlay. A future City project would improve and widen University Avenue when needed and funds are available. Like existing developments to the north, the applicant would be responsible for building one side of 10<sup>th</sup> Street and in the future the City will complete the full build of 10<sup>th</sup> Street. All other streets would need to be fully constructed by the developer with each phase of the project.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland based upon the information provided with the rezoning concept is 10.25-acres. The acreage is based upon the number of lots shown, the number of townhome units shown, and the maximum possible number of units on Outlot S (169 units). The concept plan shows a total of 9.64-acres proposed to be dedicated to the City for parkland. Outlots N, P, U, and V are located along the drainageway the bounds the property on the north and runs through is to the southeast. The intent of the City would be to preserve this area as a greenbelt and develop a trail network. Additional dedication will be required based on areas located within floodplain areas. As more detailed plans are developed, staff will work with the applicant to acquire the additional required amount of parkland.

**COMPREHENSIVE PLAN**

The subject property is classified as Single Family Residential, Medium Density Residential, High Density Residential, Open Space, Community Commercial, and Mixed Use in the Imagine Waukee 2040: Comprehensive Plan. The comprehensive plan defines the referenced land use classifications as follows:

- 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.
- Medium Density Residential is defined as a variety of attached side-by-side townhome and row home products with densities ranging from 4 to 12 units per acre.
- High Density Residential is defined as a variety of higher density residential development forms including townhomes, row house, patio homes, apartments, condos, and various forms of senior housing. Typical density in this category is greater than 12 units per acre.
- Community Commercial is defined as commercial uses that provide goods and services for a 3 to 6 mile trade area radius. Community commercial is generally located along major or minor arterial streets.
- Mixed Use is defined as a mix of office, retail, or residential land uses in areas along key transportation corridors or arterials.
- Open Space is defined as areas intended for park development or open space conservation.

The proposed densities of single family within the project of 2.7 units per acre falls within the range identified within the Comprehensive Plan. The densities of the three townhome areas proposed are 8.91, 9.9, and 10.43 units per acre which is within the range identified in the Comprehensive Plan and under the maximum allowed of 12 units per acre within the R-4 district. The area identified to be zoned for commercial use is located at the future intersection of University Avenue and 10<sup>th</sup> Street, both streets are identified as Minor Arterials on the 2020 Major Streets Plan. The proposed project meets the intent of the mix use classification in that a variety of housing options and commercial opportunities are being provided along major transportation corridors (University Avenue and 10<sup>th</sup> Street). The areas to be dedicated to the City for parkland dedication purposes are consistent with those areas identified as Open Space on the Future Land Use Map.

### **STAFF RECOMMENDATION**

The proposed rezoning 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 Prairie Village.