



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Vintage Estates of Waukee – Rezoning

PREPARED BY: Andy Kass AICP, Planning Coordinator

REPORT DATE: July 23, 2021

MEETING DATE: July 27, 2021

GENERAL INFORMATION

Applicant: Harvest Investments, LLC

Owner: ARAC, LLC

Owner’s Representative: Jason Ledden, PE – Snyder & Associates

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

Location and Size: Property is generally located north of SE Esker Ridge Drive and west of SE Parkview Crossing Drive, containing approximately 7.97-acres.

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	Office	K-OF (Kettlestone Office)
North	Kettlestone Heights Neighborhood	Medium Density Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
South	Vacant - Undeveloped	Retail Community	K-RC (Kettlestone Retail Community)
East	Kettleview Office	Office	K-OF (Kettlestone Office) & M-MU (Kettlestone Mixed-Use)
West	Kettlestone Ridge Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)

BACKGROUND

The subject property is located north of SE Esker Ridge Drive and west of SE Parkview Crossing Drive. The property is approximately 7.97-acres in area and is currently undeveloped. The applicant and property owner request that the property be rezoned from K-OF to R-4/PD-I for a detached townhome development.

The applicant has submitted consent from 56.86% of property owners within 250-feet of the area proposed to be rezoned to R-4/PD-I. Notification to adjacent property owners was mailed on July 16, 2021. Signs were placed on the property by the July 20, 2021 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows 29 detached townhomes to be developed. The units are intended to be owner-occupied by individuals 55 years of age and older. Each unit will be individually owned with the common areas and clubhouse owned and maintained by the owners association. The proposed overall density is 3.63 units per acre which is consistent with single-family residential densities. Landscape buffers will be required along the north, south, east, and west sides of the development. Access to the development is shown from SE Esker Ridge Drive. The individual units are shown located off of a private street. Public sanitary sewer and water main are readily available in this area to serve the development. Stormwater detention for the site is accounted for in the existing pond to the east that is owned and maintained by the City of Waukee.

The applicant has requested a planned development overlay to accommodate the unique aspects of the project. The applicant has requested a 10-foot setback between units, the typical setback required is 12-feet. In addition, the applicant has requested a reduced front setback internal to the development of 22-feet for units without a sidewalk fronting them and 25-feet for units with a sidewalk fronting them. The typical front setback is 30-feet. All typical perimeter setbacks of 30-feet will be maintained by the proposed project. 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 1,350 square feet of floor area per unit;

- No more than two adjacent units can share the same building elevation;
- Prohibition of vinyl siding; and
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

Parkland dedication requirements would apply to this development. A total of 0.44-acre is required for the development. The applicant has indicated that they intend to propose a fee in lieu of dedicating land for parkland development.

COMPREHENSIVE PLAN

The Kettlestone Master Plan identifies the subject property for office development. In 2016, the subject property was rezoned to K-OF as part of the larger Shops at Kettlestone North rezoning. Since the original rezoning, the area surrounding the subject property has changed significantly. To the east is a rapidly growing office development and to the south is the planned KeeTown Loop entertainment district which includes entertainment, commercial/retail, and restaurant uses. The Kettlestone Master Plan was adopted with the intent to be flexible in the land uses within the district. The diversity of growth within this area and the existing adjoining residential uses to the west are compatible with the proposed downzoning from K-OF to R-4/PD-1.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the land uses identified in the Comprehensive Plan and Kettlestone Master Plan. Based on the conformance with the Comprehensive Plan and Kettlestone Master Plan staff recommends approval of the rezoning for Vintage Estates of Waukee.