



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Village Townhomes Plat 1 – **PREPARED BY:** Andy Kass AICP, Community Development Director
Rezoning

REPORT DATE: January 7, 2022

MEETING DATE: January 11, 2022

GENERAL INFORMATION

Applicant: Signature Companies of Iowa, LLC

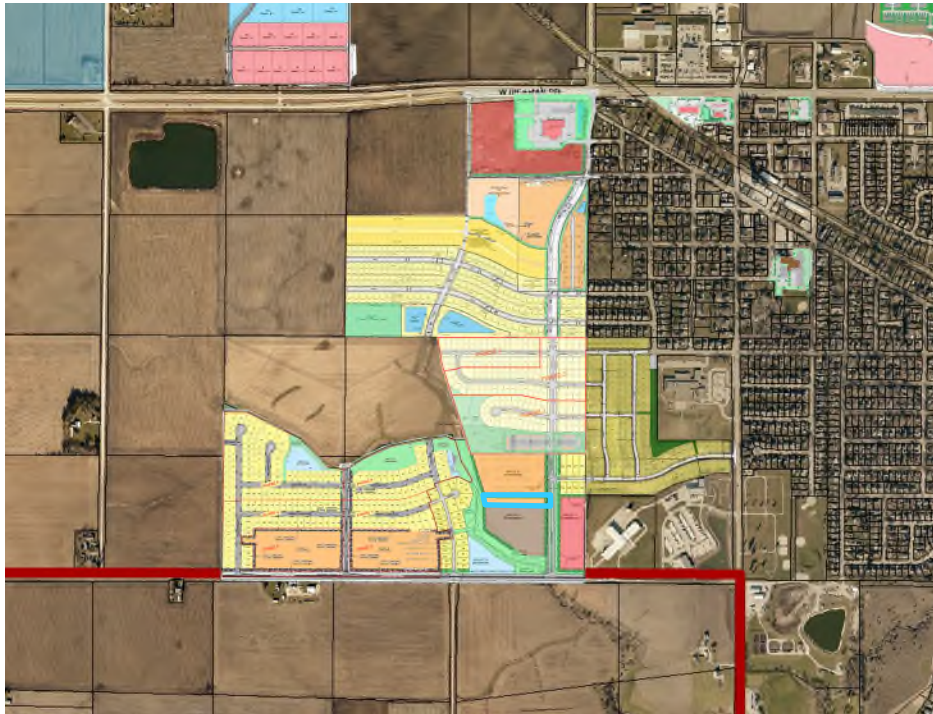
Owner: Phillips-Hamilton, Inc.

Owner's Representative: Jared Murray, P.E. – Civil Design Advantage

Request: The applicant is requesting approval of a rezoning for a townhome development.

Location and Size: Property is generally located west of 6th street and north of University Avenue, containing 2.60-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	R-3 (Multi-Family Residential District)
North	Vacant - Undeveloped & Autumn Valley Neighborhood	Single Family Residential, Medium Density Residential, & Open Space	R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Single Family Residential, Medium Density Residential, High Density Residential, Community Commercial, Mixed-Use, & Open Space	R-3 (Multi-Family Residential District)
East	Vacant – Undeveloped	Single Family Residential, Medium Density Residential, High Density Residential, Community Commercial, Mixed-Use, & Open Space	R-2 (One- & Two-Family Residential District) & C-1 (Community & Highway Service Commercial District)
West	Vacant - Undeveloped	Single Family Residential & Open Space	R-2 (One & Two Family Residential District)

BACKGROUND

The subject property is located west of 6th Street and north of University Avenue. The property is located within the Prairie Village development that was rezoned in 2021.

The applicant has submitted consent from 100% of property owners within 250-feet of the area proposed to be rezoned to R-4. Notification to adjacent property owners was mailed on December 30, 2021. No correspondence either for or against the proposed rezoning has been received.

PROJECT DESCRIPTION

Since the original rezoning in 2021, the applicant has changed the layout of the property slightly and wishes to expand the R-4 zoning by 2.6-acres to the south on Outlot R as shown on the concept plan included. The bulk regulations for

the R-4 district are included in Table I below. The concept plan provided identifies 129 potential townhome units within Outlot R. The concept plan provided with the initial rezoning showed a potential for 77 townhome units. The density shown on Outlot R is 11.84 units per acre. The maximum allowed density within the R-4 district is 12 units per acre.

Table I: Standard R-4 requirements.

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

COMPREHENSIVE PLAN

The subject property is classified as High Density Residential in the Imagine Waukeee 2040: Comprehensive Plan. The comprehensive plan defines High Density Residential 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.

The proposed rezoning, while not of a density consistent with the land use classification identified in the Comprehensive Plan will still be of a housing type consistent with the classification. In addition, the applicant is preserving the existing multi-family residential zoning to the south. Preserving the existing R-3 zoning to the south affords future opportunity of additional housing options within the neighborhood.

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 Townhomes Plat I.