



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Legacy Pointe Village Center

DATE: February 23, 2016

GENERAL INFORMATION:

Applicant: Urban Family Investments, LLC

Requested Action: Amendment to Existing Planned Development

Location and Size: Property is generally located south of E Hickman Road and west of SE Legacy Pointe Boulevard containing 2.93 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	C-1A (PD)
North	City of Clive	N/A	N/A
South	Townhomes	Neighborhood Residential	R-3 (PD)
East	City of Clive	N/A	N/A
West	Earl May/lowash Carwash	Neighborhood Residential	C-1A (PD)

BACKGROUND:

The subject property is located within the Legacy Pointe at Waukee Development. The property was originally zoned in 2003 as a part of the larger Legacy Pointe at Waukee Development and called for commercial uses complying with the C-1A zoning district. The only exception to the C-1A zoning use restrictions was for the development of the car wash that is located directly west of the property currently being considered for rezoning.

In 2005, the Planned Development Overlay District was amended to allow for mixed use stating that residential uses would be permitted provided the structure also contained office and/or commercial uses. A site plan for a mixed use building, providing retail space on the lower floor and apartments on an upper floor, was approved in 2005 for the south half of the subject property located at the intersection of SE Legacy Pointe Boulevard and SE Golden Harvest Drive. The project however was never completed and the property remains vacant today.

The developer is requesting consideration of an amendment to the Planned Development for the property to add townhomes as an additional allowable use. The developer has struggled to attract any commercial

interest to the property to date because of the distance the property sets off of Hickman Road and issues with access at Hickman Road and Legacy Pointe Boulevard.



ABOVE: Aerial of Property under consideration for Amendment to Planned Development and surrounding properties.

PROJECT DESCRIPTION:

The proposed amendment would allow for townhomes as an allowable use in addition to the existing uses of commercial and mixed use. A Planned Development document has been prepared to reflect the proposed uses on the property in addition to providing necessary information related to minimum bulk regulations, parking, open space, architectural compatibility and landscaping.

The applicant has prepared two concepts for the remaining 2.93 acres within the development. The first reflects the construction of six bi-attached townhomes fronting SE Golden Harvest Drive (public street) with a mixed use (retail/residential) building fronting Hickman Road and a stand-alone commercial building in the northwest corner of the site. A second concept has been prepared which identifies how the remaining property could be entirely developed for townhomes that would back up to the existing detention pond fronting Hickman Road.

At this point in time, the developer has an interested party that would like to construct the six townhome units facing SE Golden Harvest Drive. The developer's intent would be to continue to market the remaining property for commercial or mixed use development. The developer however, would like the flexibility to continue forward with additional townhomes on the property if it is determined that the site is not viable for commercial or mixed use development. The Planned Development Document has been written to reflect the various options for uses with language provided related to separation of uses and compatibility with the adjoining and existing development.

STAFF RECOMMENDATION

Based upon the way the overall Legacy Pointe project was developed, staff believes the addition of townhomes as an allowable use is appropriate for this remaining property. Certainly the additional townhome units fronting SE Golden Harvest Drive would be compatible with the existing townhomes along SE Golden Harvest Drive as well as provide a better edge to commercial development if it would occur on the north half of the property. Additionally, if done appropriately with buffering and consideration for the existing development to the west, the remaining property also may be suitable for townhome development. Based upon staff's analysis of the request, staff would recommend approval of the proposed Planned Development Amendment.

CITY OF WAUKEE

Brad Deets, AICP
Development Services Director