



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Spring Crest - Rezoning

DATE: April 26, 2016

GENERAL INFORMATION:

Applicant: Willis Van Zee (applicant)
Estella & J. Harry Copeland (property owner)

Requested Action: Rezoning Approval

Location and Size: Property is generally located south of Hickman Road and west of Cedar Street and Spruce Street containing approximately 93.4 acres more or less.

LAND USES AND ZONING:

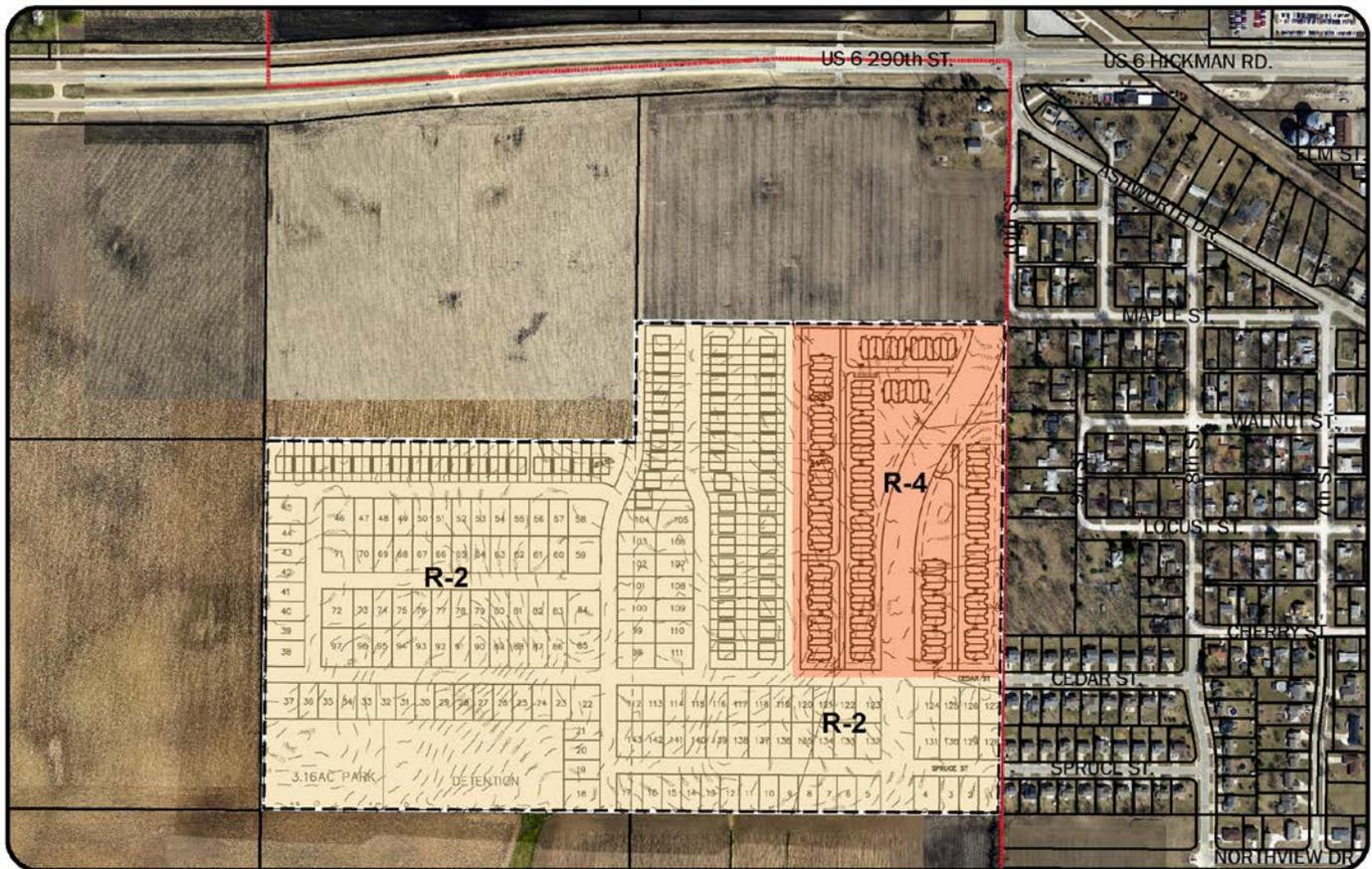
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	A-1
North	Agricultural	Neighborhood Residential	A-1
South	Agricultural	Neighborhood Residential	N/A (Dallas County)
East	Single Family Residential	Neighborhood Residential	R-2
West	Agricultural	Neighborhood Residential	N/A (Dallas County)

BACKGROUND:

The subject property involved in the proposed rezoning is located south of Hickman Road and west of Southview Estates containing approximately 93.4 acres. The applicant, Willis Van Zee, requests that the property be rezoned from A-1 to R-2 One and Two Family Residential District and R-4 Row Dwelling and Townhome District for single family, duplex, and townhome development. A total of 71.2 acres are proposed to be rezoned to R-2 and 22.3 acres are proposed to be rezoned to R-4. The subject property is currently not within the City limits of the City of Waukeee, but is located within the unincorporated area of Dallas County. The City is in the process of annexing the property, but the property owner has requested that the zoning be in place prior to annexation. The annexation process is expected to be completed by July 8, 2016. The zoning would not be effective until the property has been annexed into the City of Waukeee.

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 81.1% of property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on April 18, 2016. No comments for or against the rezoning have been received. Notification signs of the proposed rezoning were placed on the property on April 18, 2016.

The Comprehensive plan identifies the subject property as Neighborhood Residential which provides for a variety of housing types including townhomes, duplexes, and single-family homes. The Comprehensive Plan states, "Neighborhoods should include a variety of dwelling types that accommodate the range of needs, price points and life-stages of Waukees residents."



ABOVE: Aerial of Concept Plan identifying the proposed single family and two family residential lots (**YELLOW**) and the proposed townhomes (**ORANGE**).

PROJECT DESCRIPTION:

The proposed concept plan included as part of the rezoning proposal includes the development of a total of 143 single family lots, 116 duplex lots, and 126 row house units. The single family lots have been designed to conform to the R-2 zoning district. The single-family lots would be consistent with the size of adjacent single family lots in Southview Estates to the east. Duplexes are allowed in the R-2 district and require a minimum lot size of 10,000 square feet in lot area. The duplex lots have been designed to the meet the minimum required lot square footage. Landscape buffers will be required around the row homes since they will be adjacent to the R-2 zoning district. Landscape buffers will also be required for the row homes because they are proposed to back up to a major thoroughfare, 10th Street. The concept plan identifies storm water detention being provided for the entire development on the south side of the property.

The concept plan identifies a 3.16 acre area in the southwest corner of the property for parkland dedication. Based on the amount of single family lots, duplexes, and row homes proposed the applicant would be required to dedicate 5.84 acres of parkland. An additional 2.57 acres will need to be provided. Staff will work with the applicant to satisfy this requirement.

The concept plan indicates the extension of 10th Street, Spruce Street, and Cedar Street. 10th Street is intended to be a divided four lane road in the future. The applicant will only be responsible for constructing the west 31' of 10th Street. 10th Street will be widened as traffic counts justify the widening. An additional six new streets have been identified on the concept plan.

STAFF RECOMMENDATION

Staff is comfortable with the proposed rezoning and would recommend approval of the rezoning request subject to remaining staff comments and completion of annexation proceedings.

CITY OF WAUKEE

Andy Kass, AICP

Senior Planner