



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Brad Deets

**RE:** Westtown Meadows Phase 2 - Rezoning

**DATE:** July 26, 2016

**GENERAL INFORMATION:**

**Applicant:**

ARAC, LLC.  
Triple T Development LLC

**Requested Action**

Rezoning Approval

**Location and Size:**

Property is generally located East of SE L.A. Grant Parkway, South of SE Westtown Parkway adjacent to Westtown Meadows Plat 2 containing approximately 25.6 acres more or less.

**LAND USES AND ZONING:**

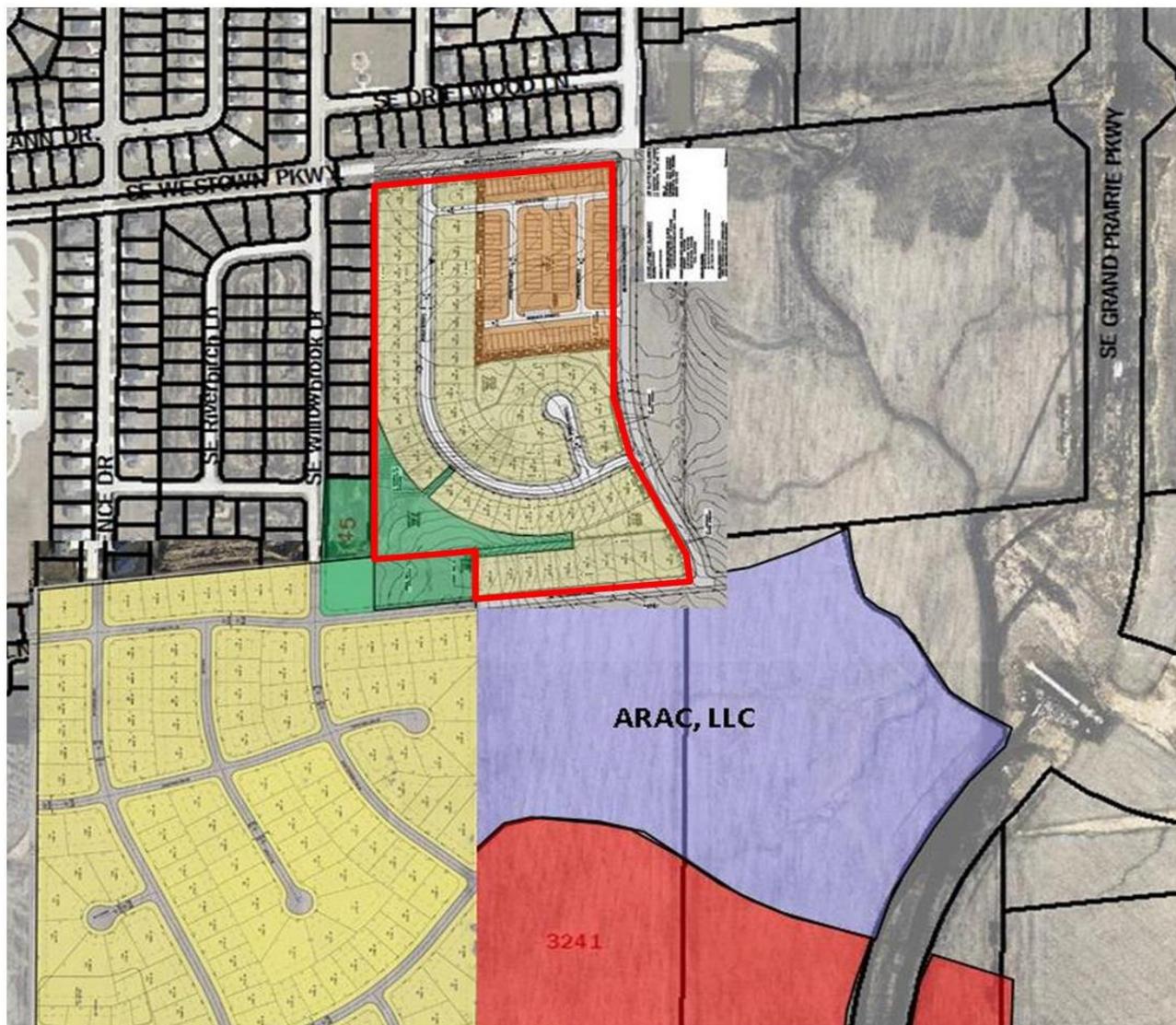
Location	Existing Land Use	Comprehensive Plan / [Kettlestone Master Plan]	Current Zoning
Property in Question	Vacant – Undeveloped	Kettlestone Rowhouse	R-3/A-1
North	Grant Park 2 and 3 Subdivisions – Single Family Residential	Single Family Residential	R-2
South	Vacant – Undeveloped/Agricultural	Single Family Residential/Office	R-2/K-OF
East	Vacant - Undeveloped	Kettlestone Multi-Family Stacked Medium	A-1
West	Westtown Meadows Plat 2 – Single Family Residential	Single Family Residential	R-2

**BACKGROUND:**

The subject property involved in the proposed rezoning is located east of Westtown Meadows Plat 2 single family off of SE Westtown Parkway and south of the Grant Park 2 and 3 subdivisions. The property was rezoned to R-3 Multi-Family Residential in 2013 under the guidance of the previous Alice’s Road Corridor Master Plan and was intended to act as a transition to the more commercialized areas planned to the east.

As a part of the Kettlestone Master Plan approved in 2014, the future land use of the property was shown as row houses and townhomes. As a general rule, the City made a commitment to the property owners that the City would not require property previously zoned to be rezoned to conform to the Kettlestone Master Plan unless there was interest from the property owner.

The applicant does have an interest in developing a portion of the property to conform to the Kettlestone Rowhouse zoning district. However, the applicant is concerned that the entire property (approximately 25 acres) is not marketable as all rowhouses at this time. Therefore, in addition to the Kettlestone Rowhouse zoning classification, the applicant is requesting approval for a portion of the property to be rezoned to R-2 One and Two Family Residential District with a Planned Development Overlay to allow for a transition in lot sizes from the standard R-2 lots located to the west within Westtown Meadows and the slightly more dense rowhouses proposed on the northeastern corner of the property. In either case, the rezoning request is seen as a down zoning from the current zoning of the property which would allow for apartments.



**ABOVE:** Aerial of Concept Plan identifying the proposed are for single family residential (**YELLOW**) and rowhouse residential (**BROWN**) for the subdivision and Surrounding Properties.

**PROJECT DESCRIPTION:**

The applicant has submitted the necessary petition and consent to the rezoning. The Rezoning Map indicates consent to the zoning change from 66.88% of the property owners within 200 feet of the property proposed

to be rezoned. Notification of the rezoning request to the proposed property was sent on July 19, 2016. To date, staff has not received any correspondence for or against the proposal. Notification signs of the proposed City Council Public Hearing Date have been placed on the property.

The proposed rezoning request includes approximately 7.5 acres of property to be rezoned to the Kettlestone Rowhouse designation. The remainder of the property is proposed to be rezoned to R-2 One and Two Family Residential. A Planned Development Overlay is proposed over the entire parcel although it only relates to the proposed R-2 property. The proposed Kettlestone Rowhouse parcel will be required to conform to the district requirements and the Kettlestone Design Guidelines previously adopted by the City of Waukee.

A concept plan has been prepared which shows the construction of up to 90 rowhouses or approximately 14 units per acre which is consistent with the Kettlestone Rowhouse zoning district. The concept also includes a total of 63 single family lots ranging in size from 7,500 square feet to 13,000 square feet with a minimum lot width of 60 linear feet

The proposed Planned Development document specifies the specific requirements for the development that are modified from the standard R-2 zoning district. Specifically, the planned development restricts the development of the R-2 lots to single family homes only. The R-2 district does allow for duplexes in addition to single family homes. Setbacks have been modified to account for the slightly smaller lots. Proposed front and rear yard setbacks are 25 feet versus 30 feet in the standard R-2 district. Side yard setbacks are proposed to be 5 feet versus 7/8 feet required in the R-2 district. These lots if constructed would be similar to lots within the Legacy Pointe subdivision or Glynn Village subdivision.

Access to the proposed development will be from Westown Parkway and Parkview Crossing Drive. SE Tallgrass Drive borders the proposed development to the south.

Stormwater detention is proposed to be accommodated within a series of dry bottom ponds within the development. An association will be required to be formed to address the long term maintenance requirements of the proposed bonds.

The proposed concept plan identifies a total of 2.25 acres of property that will be dedicated to the City for park land requirements in the southwest corner of the property. This location borders existing park land that has previously been dedicated to the City and in total will create an approximately 5.0 acre park.

Landscape buffering has been proposed between the single family lots and rowhouse lots as required. A 25 foot landscape buffer is also proposed for those lots that are adjacent to or back up to Westown Parkway and Parkview Crossing Drive.

Street trees will also be required along Westown Parkway, Tallgrass Lane and Parkview Crossing Drive as required for within the Kettlestone Design Guidelines.

### **STAFF RECOMMENDATION**

The proposed rezoning is considered a down zoning from the current zoning of the property. Although, the proposed rezoning is not entirely consistent with the Kettlestone Master Plan, staff believes it does provide an appropriate transition from the existing single family homes to the Kettlestone rowhouses and then eventually higher density residential proposed to the east.

Staff is comfortable with the proposed rezoning request and would recommend approval.

**CITY OF WAUKEE**

Brad Deets

Development Services Director