



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Clayton Property - Rezoning

DATE: August 23, 2016

GENERAL INFORMATION:

Applicant:

City of Waukeee
Jerry's Homes, Inc.

Requested Action

Rezoning Approval

Location and Size:

Property is generally located west of 6th Street and south of Northview Drive containing approximately 37.07 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	A-1
North	Existing Residential	Single Family Residential	R-2
South	Waukeee Public Works/ Waukeee Schools Transportation Facility	Public Facilities	M-1
East	Waukeee Cemetery	Public Facilities	A-1
West	Vacant - Undeveloped	Neighborhood Residential	Outside of City Limits

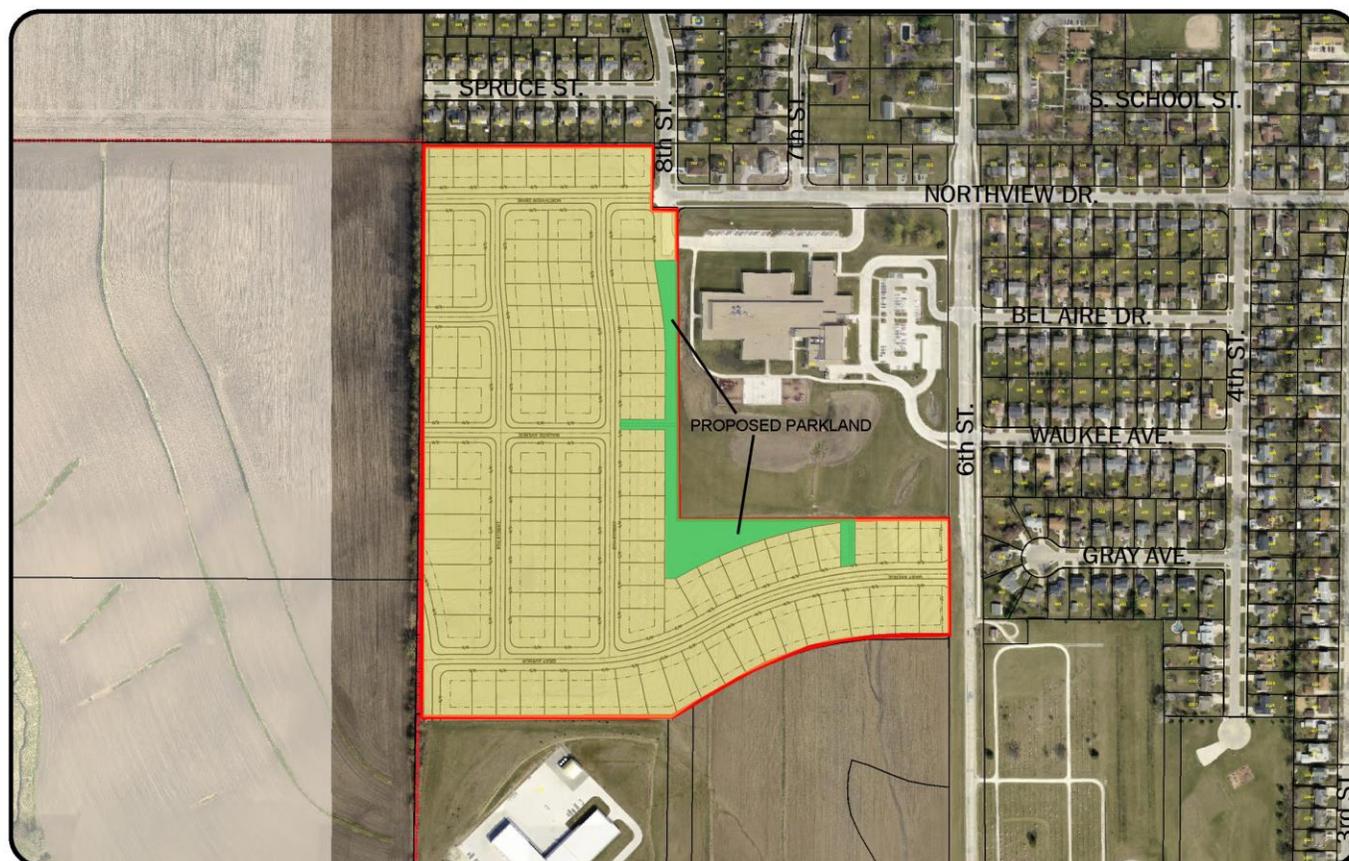
BACKGROUND:

The subject property involved in the proposed rezoning is located west of 6th Street and south of Northview Drive. The property is bordered by Waukeee Elementary to the east and Waukeee Public Works/Waukeee Transportation Facility to the south. The property is proposed to be rezoned to R-2 One and Two Family Residential District in order to allow for the development of single family lots.

The property is currently owned by the City of Waukeee and is part of a larger parcel that was acquired by the City in 2007. Following the purchase of the larger parcel, the City built the Public Works facility in the southwest corner of the property and sold off portions of the property for Waukeee Elementary and the Waukeee Schools Transportation Facility which is currently under construction. The remaining 37 acres of property was recently put up for sale by the City through a public bidding process. On August 1st, the City Council accepted a bid from Jerry's Homes Inc. for the purchase of the property. The sale of the property is scheduled to close by the end of October.

In anticipation of Jerry's Homes developing the property, the City has agreed to proceed forward with rezoning of the property from A-1 Agricultural District to R-2 One and Two Family Residential District to accommodate the development of single family residential lots.

Jerry's Homes on behalf of the City has submitted the necessary rezoning map to begin the rezoning process. The City Council has set a public hearing date of September 6, 2016 to discuss the proposed rezoning. Notification of the rezoning request to the proposed property was sent on August 15, 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.



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

PROJECT DESCRIPTION:

As a part of the bidding documents for the sale of the property, the City had a concept plan prepared to show how the property could be laid out for single family residential homes.

The proposed concept plan shows a total of 110 single family lots. It is anticipated that the lots will range in size, majority being around 70 foot wide and between 8,000 square feet and 12,000 square feet. The lots abutting the south property line are proposed to be slightly deeper to allow for greater separation from the existing Public Works facility and transportation facility under construction.

The proposed street network includes an extension of Northview Drive to the west as well as one additional connection point to 6th Street. Although not located on the subject property, the concept plan also identifies the future extension of 10th Street to the west and identifies how this development would tie into 10th Street in the future.

Water exists to the property line and will be extended to serve the development. Sanitary sewer is being constructed by the City of Waukee through the golf course beginning later this year which will connect to the sewer being constructed with the transportation facility. This sewer will be extended to serve the proposed development. Stormwater detention for the subject property will be provided in the regional pond currently being constructed as a part of the transportation facility site.

Based upon the proposed number of lots, the required parkland associated with the development equates to approximately two acres. The adjacent elementary school includes a playground and equipment. The proposed parkland is anticipated to be located adjacent to the school to take advantage of existing facilities and to allow for further expansion of a trail network into the neighborhood.

STAFF RECOMMENDATION

The proposed rezoning is consistent with how the City Council had anticipated the property would be developed pending its sale. Staff would recommend approval of the proposed rezoning.

CITY OF WAUKEE

Brad Deets

Development Services Director