



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Fox Creek Estates Plat 10

DATE: September 27, 2016

GENERAL INFORMATION:

Applicant: Waukee Lots, LLC

Requested Action: Rezoning Approval

Location and Size: Property is generally located East of N Warrior Lane and north of NE Bobcat Drive (Fox Creek Estates Plat 6) containing approximately 13.44 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan / [Kettlestone Master Plan]	Current Zoning
Property in Question	Vacant – Undeveloped	N/A	A-1
North	City of Clive – Little Walnut Creek	N/A	N/A
South	Single Family Residential	Single Family Residential	R-2
East	City of Clive	N/A	N/A
West	City of Clive	N/A	N/A

BACKGROUND:

The City of Waukee and the City of Clive have an existing agreement regarding certain property located within each City. Per the agreement, both Cities are able to request property owners to voluntarily sever certain property from each community in order for it to be annexed into the adjoining City.

The applicant, Waukee Lots, LLC has recently requested a portion of their property be severed from the City of Clive and annexed into the City of Waukee. The City of Waukee has previously approved a pre-annexation agreement for the property and the City Council is scheduled to take action on the annexation on October 3rd. Pending Council Approval and City Development Board Approval, the annexation should be completed by the end of the year.

In preparation of the annexation being completed, the applicant is requesting the rezoning process be started for the property in order to allow for development to begin early next Spring. The applicant is requesting approval of zoning the property to R-2 One and Two Family Residential District. Pending approval of the

rezoning by the Planning and Zoning Commission and City Council, it would not become finalized until after the property has completed the annexation process into the City of Waukee.



ABOVE: Aerial of Concept Plan identifying the proposed area for single family residential (**YELLOW**) with (**BLUE**) outline 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 50.85% 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 September 20, 2016. To date, staff has not received any correspondence for or against the proposal. Notification signs of the proposed Planning and Zoning Date and City Council Public Hearing Date have been placed on the property.

The proposed rezoning request includes approximately 13.44 acres of property proposed to be rezoned to R-2 One and Two Family Residential District which is consistent with the existing zoning of the property directly to the South.

A concept plan has been prepared which shows the construction of 25 single family lots ranging in size from 10,000 square feet to almost 1.75 acres in size. All lots proposed would have a minimum lot width of 80 feet.

Access to the proposed development would be provided off of two stub streets from the south within the Fox Creek Estates Plat 7 and Fox Creek Estates Plat 9 (proposed). Both streets would end in cul de sacs. The City Council has previously agreed to the length of the western cul de sac which is longer than a traditional cul de sac as a part of the pre-annexation agreement. The justification for the length of the cul de sac was because of the existing Little Walnut Creek backing up to the north of the property.

Utilities for the two new cul de sacs will be extended from the south within the Fox Creek Estates Plat 7 and Plat 9 subdivisions.

There will be no additional parkland dedication associated with this subdivision. Based upon the number of lots proposed, a total parkland dedication requirement of .43 acres would be required. However, as a part of the pre-annexation agreement, the applicant agreed to dedicate right of way necessary for the extension of Douglas Parkway out to Alice's Road. This neighborhood is served by the approximately 19 acre community park located south and east of the subject area.

STAFF RECOMMENDATION

The proposed rezoning is consistent with the surrounding area. Staff would recommend approval of the proposed rezoning subject to completion of the annexation of the property into the City of Waukee.

CITY OF WAUKEE

Brad Deets
Development Services Director