



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Daybreak Plat 2 - Rezoning

DATE: March 14, 2017

**GENERAL INFORMATION:**

Applicant:

Daybreak Waukee, LLC

Requested Action

Rezoning

Location and Size:

Property is generally located West of Ute Avenue, North of Ashworth Road containing approximately 22.02 acres more or less.

**LAND USES AND ZONING:**

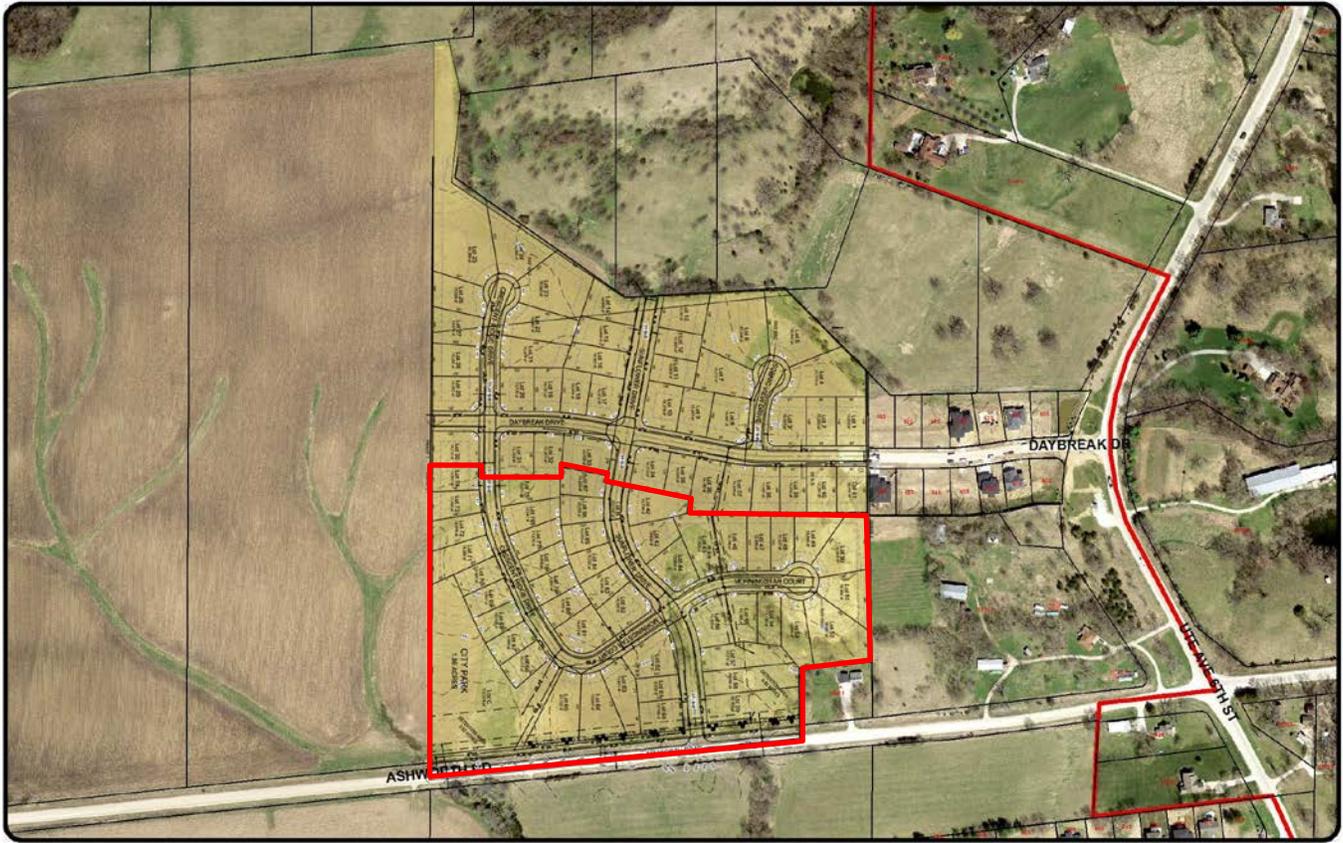
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	R-1
North	Undeveloped / Rural Residential	Neighborhood Residential	A-1
South	Agricultural	Neighborhood Residential	A-1
East	Daybreak Plat 1 / Rural Residential	Neighborhood Residential	R-1 / A-1
West	Agricultural	Neighborhood Residential	A-1

**BACKGROUND:**

The subject property involved in the proposed rezoning, owned by Daybreak Waukee, LLC, is located west of Ute Avenue and Daybreak Plat 1, and north of Ashworth Road is approximately 22.02 acres in area. The subject property is part of the overall Daybreak Plat 2 development that is 40 acres in area. The entire 40 acre parcel was rezoned in 2015 from A-1 to R-1. The applicant now requests to rezone the south 22 acres of the property from R-1 to R-2 to accommodate an additional six lots for a total of 87 lots within the development. The initial rezoning concept from 2015 for the property identified a total of 81 single family residential lots.

The comprehensive plan identifies this property as Neighborhood Residential which accommodates various housing types (single family, medium density, and high density).

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 54.4% of City of Waukee property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on March 6, 2017. Staff has received no correspondence in support or opposition to the proposed rezoning. Notification signs of the proposed rezoning were placed on the property on March 2, 2017.



**ABOVE:** Concept layout of the proposed development. Area proposed to be rezoned is outlined in **RED**.

### **PROJECT DESCRIPTION:**

The concept plan for the development identifies a total of 87 single family lots of varying sizes. Lots 1 – 41 would remain zoned R-1 and would comply with the minimum lot size requirements of 10,000 square feet and 80 feet in width. Lots 42 – 87 are within the area proposed to be rezoned from R-1 to R-2. The minimum lot area requirement in the R-2 District is 8,000 square feet and the minimum lot width is 65 feet. The concept plan shows that a majority of the proposed R-2 lots would be more than 10,000 square feet in area and exceed the minimum lot width requirement of 65 feet.

The concept plan identifies the extension of streets throughout the development. Daybreak Drive will be extended from the Daybreak Plat I development and will go to the west plat boundary. New streets, Sunflower Drive, Crescent Ridge Drive, Scenic View Drive, and Morningstar Court will all be constructed throughout the two phases of the development. Improvements to Ashworth Road will also be required as part of the development as well.

The required amount of parkland dedication for this development is 1.56 acres. The concept plan identifies a total of 1.86 acres in the southwest corner of the site.

**STAFF RECOMMENDATION**

The proposed rezoning request is consistent with the Comprehensive Plan and is consistent with the existing land uses in the area. Staff recommends approval of the rezoning.

**CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner