



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Blue Grass Commons - Rezoning

DATE: June 27, 2017

GENERAL INFORMATION:

Applicant: Solid Ground, LLC

Requested Action: Rezoning

Location and Size: Property is generally located north of SE University Avenue, east of SE Alice's Road containing approximately 10.5 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Community Village	PD-1/C-1A, PD-1/C-4, & C-4
North	Autumn Ridge Apartments / Autumn Ridge Retail	Community Village	PD-1/R-3 & C-1
South	Williams Pointe Plat 15	Community Village	PD-1/C-1A
East	Winhall a Williams Pointe & Williams Pointe Condos	Neighborhood Residential	PD-1/R-3
West	Gilcrest-Jewett Lumber Co.	Community Village	M-1A

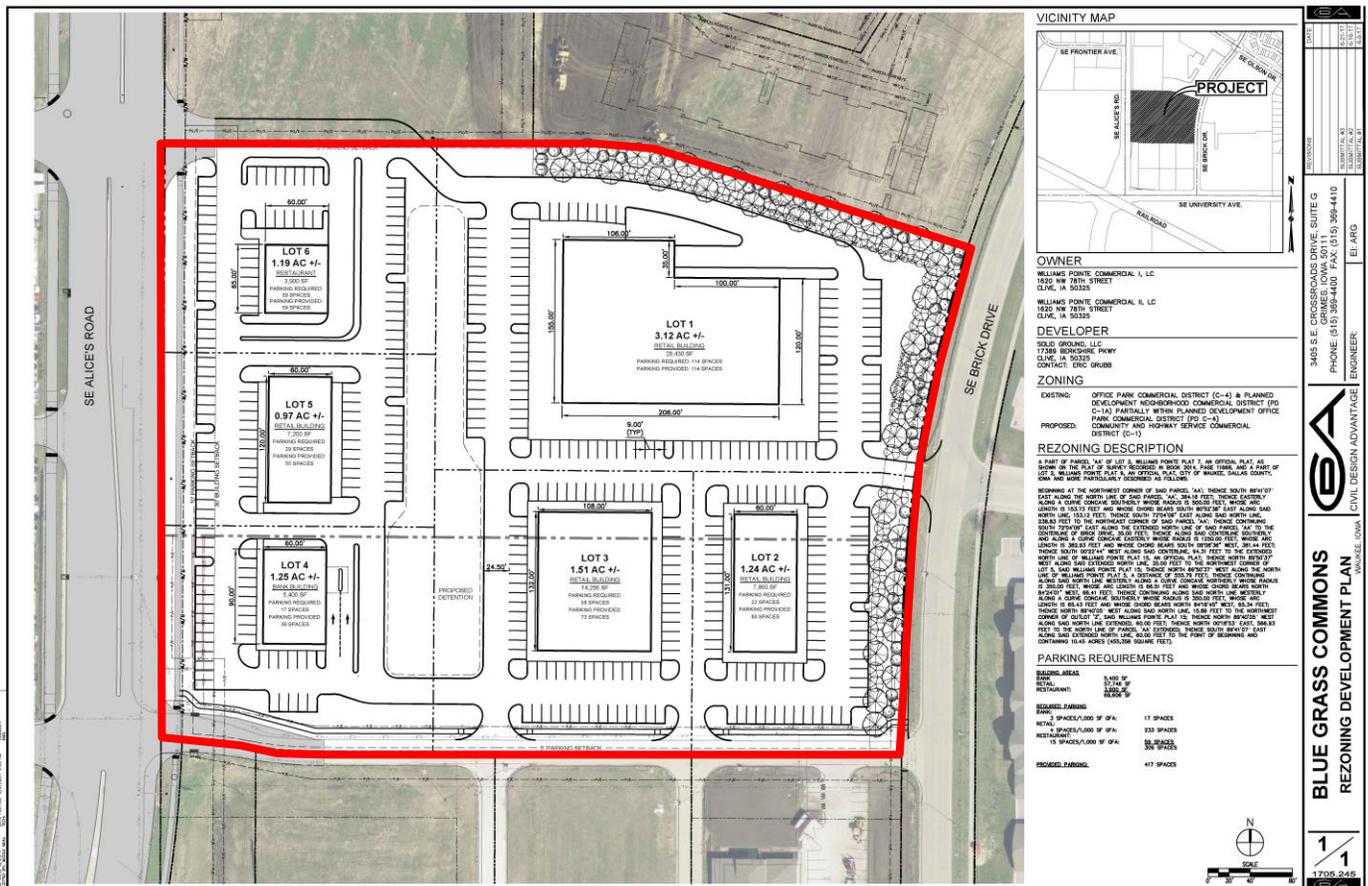
BACKGROUND:

The subject property is included in the Williams Pointe Planned Development that was approved as part of Williams Pointe Plat 9 by the City in 2005. The original Planned Development called for commercial and mixed-use development on the property. Since 2005 the Planned Development has been amended multiple times with the most recent amendment in 2016. In 2013, the Planned Development was amended to rezone a portion of the subject property to PD-1/C-4 and add property to the Planned Development for a potential office user. The prospective office project never came to fruition. The amendment in 2016 was to add a use specific to a lot within Williams Point Plat 15, which is not part of this request. The applicant, Solid Ground, LLC, requests that the subject property be rezoned to C-1 (Community & Highway Service Commercial District) and remove the property from the Planned Development.

The comprehensive plan identifies this property as Community Village. The Comprehensive Plan defines Community Village as, a general merchandise and convenience destination for residents community-wide as well as commuters.

The Zoning Ordinance describes the C-1 District as, a district to provide space for the general retail and professional office uses, and efficient development of major retail shopping areas. The uses permitted are intended to accommodate both the general retail consumer and the needs and services of the automobile traveler.

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 62.39% 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 June 20, 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 June 19, 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 6 lots of varying sizes for commercial and retail development. All lots are within the 1 – 1.5 acre range, except Lot 1, which is 3.12 acres in area. Four retail buildings are identified on the concept plan. The retail buildings range in size from 7,200 square feet to 28,430 square feet. A restaurant and a bank are also identified on the concept plan. A storm water detention pond that would be shared between the lots within the development is identified on the west side of the site. A landscape buffer is identified on the north side of Lot 1 and the east side of the development to provide screening from the existing residential uses to the east.

No public streets would be extended as part of this project, the private road on the south side exists today and the interior roads would all be private. A sidewalk is identified on the concept plan on the north side of the site. This sidewalk will allow for pedestrian movement into the development, and will also provide another route to get between SE Brick Drive and SE Alice's Road.

STAFF RECOMMENDATION

The applicants request is reasonable. The proposed rezoning is in general conformance with the comprehensive plan designation of Community Village. The concept plan also appears to be in conformance with the intent of the C-1 zoning district by provided retail and commercial uses that will serve residents and commuters. The proposed rezoning also provides a much cleaner zoning for the property by removing the Planned Development and the three existing zoning designations. Removing the multiple zoning designations will allow for more efficient enforcement and application of zoning regulations and review of future development plans. Staff recommends approval.

CITY OF WAUKEE

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