



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Brad Deets

**RE:** Journey Senior Living - Rezoning

**DATE:** June 27, 2017

**GENERAL INFORMATION:**

**Applicant:** University Woods, LLC

**Requested Action** Rezoning of Property from C-4/PD-1 (Office Park Commercial District/Planned Development Overlay) to R-3/PD-1 (Multi-Family Residential/Planned Development Overlay)

**Location and Size:** Property generally located north of University Avenue, between SE Waco Place and SE Brick Drive, containing approximately 4.36 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Neighborhood Residential	PD C-4
North	Williams Pointe Plat 6 – Single Family Homes	Neighborhood Residential	PD R-2
South	Cove at Kettlestone	Neighborhood Residential	PD C-1
East	Williams Pointe Plat 1 – Single Family Homes	Neighborhood Residential	PD R-2
West	Williams Pointe South Condominiums (aka – Winhall Apartments)	Neighborhood Residential	PD R-3

**BACKGROUND:**

For years, the subject property was maintained as a “tree sanctuary” with a previous owner adding a large number of trees to the property. Two small barns/storage buildings exist on the property. Previously, the property owner had tried to rezone the property to allow for a funeral home to be constructed on the site. That application was withdrawn after opposition from the adjacent neighbors. In 2008, the property was zoned a combination of C-4 Planned

Office Park Development with a Planned Development Overlay across it that provided for the reduction in the types of uses permitted on the property. The PD overlay also addressed the treatment of the vast amount of existing trees on the property. In 2012, the Planned Development Overlay was amended to allow for an additional use which was a skilled recovery center. To date, nothing has been developed on the property.

At this time, the applicant is requesting approval to rezone the property to R-3 Rental Multi-Family Residential District to allow for the development of a senior living community that would consist of both assisted living units as well as memory care units. The developer would also like to maintain the option of a skilled recovery center on the property. The proposed rezoning would include a Planned Development Overlay that would further restrict the uses to those that have been proposed as well as provide for requirements related to the existing vegetation and buffering which are unique to the property.



**ABOVE:** Aerial of Property (in **BLUE**) and Surrounding Area

**PROJECT DESCRIPTION:**

The applicant has submitted the necessary petition and consent to the Planned Development Amendment (Rezoning). The amendment map indicates consent to the amendment from

approximately 61% of the property owners within 200 feet of the property proposed to be amended (rezoned). Notification of the proposed rezoning request was sent on June 20, 2017. To date, staff has not received any formal correspondence for or against the proposed amendment request. A notification sign of the proposed City Council Public Hearing Date has been placed on the property. .

The proposed Planned Development document specifies the minimum requirements for the development including use, bulk regulations, parking, open space, tree preservation, signage and architecture. As a part of the rezoning request, a Conceptual Development Plan has been prepared which more clearly shows the design intent of the development as described in the proposed Planned Development narrative.

### **PROPOSED USE:**

The existing Planned Development Document governing the property identifies those uses permitted by the underlying district of C-4 Office Park Development. The proposed rezoning would be from Office Park Development to R-3 Rental Multi-Family Residential. However, the Planned Development Overlay restricts the use of the property to specifically limit it to either the development of a senior living residential community or a skilled recovery center as was included in the 2012 amendment.

### **BULK REGULATIONS:**

For the most part, the bulk regulations proposed within the Planned Development are consistent with the minimum required of the underlying R-3 zoning district as it relates to setbacks.

### **PARKING:**

The Planned Development document proposes the minimum parking requirements for the site for both a residential use of the property as well as a skilled recovery center. The parking requirements are generally consistent with the standard parking requirements within the zoning ordinance for these types of uses.

### **Open Space/Tree Preservation:**

Due to the unique existing vegetation on the property, there is a desire to maintain as many of the mature trees as possible particularly within the landscape buffer areas located along the north and east boundaries of the property. Language has been included in the Planned Development regarding the preservation of the existing vegetation as well as requirements for

where the existing vegetation is minimal. All trees proposed to be removed must be approved as a part of the site plan approval process.

The buffer surrounding the property is fairly dense with existing trees with the exception of about 150 feet within the southeast corner of the site. The Planned Development document has specified the minimum additional plantings that will be required as a part of the site plan approval process.

### **CONCEPTUAL DEVELOPMENT PLAN:**

The conceptual development plan generally depicts the requirements as specified within the Planned Development document. One full access point will be allowed on University Avenue. The median curb cut along University Avenue currently exists. Both concepts for a senior residential community and a skilled recovery center have been included as a part of the Planned Development document. It is the intent of the applicant to utilize the existing pond on the property for storm water management by enlarging and enhancing it to make it more of an amenity to the overall development. The applicant has also provided a conceptual rendering of the intended building characteristics that appear to be complementary in nature to the adjoining single family and multi-family residential properties.

### **STAFF RECOMMENDATION**

At this time all staff comments related to the proposed rezoning for Journey Senior Living (University Woods) have been addressed and staff would recommend approval.

### **CITY OF WAUKEE**

Brad Deets  
Development Services Director