



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Spring Crest - Rezoning

DATE: October 10, 2017

GENERAL INFORMATION:

Applicant: Spring Crest Partners, LLC

Requested Action: Rezoning Approval

Location and Size: Property is generally located south of Hickman Road and west of Cedar Street and Spruce Street containing approximately 25.44 acres more or less.

LAND USES AND ZONING:

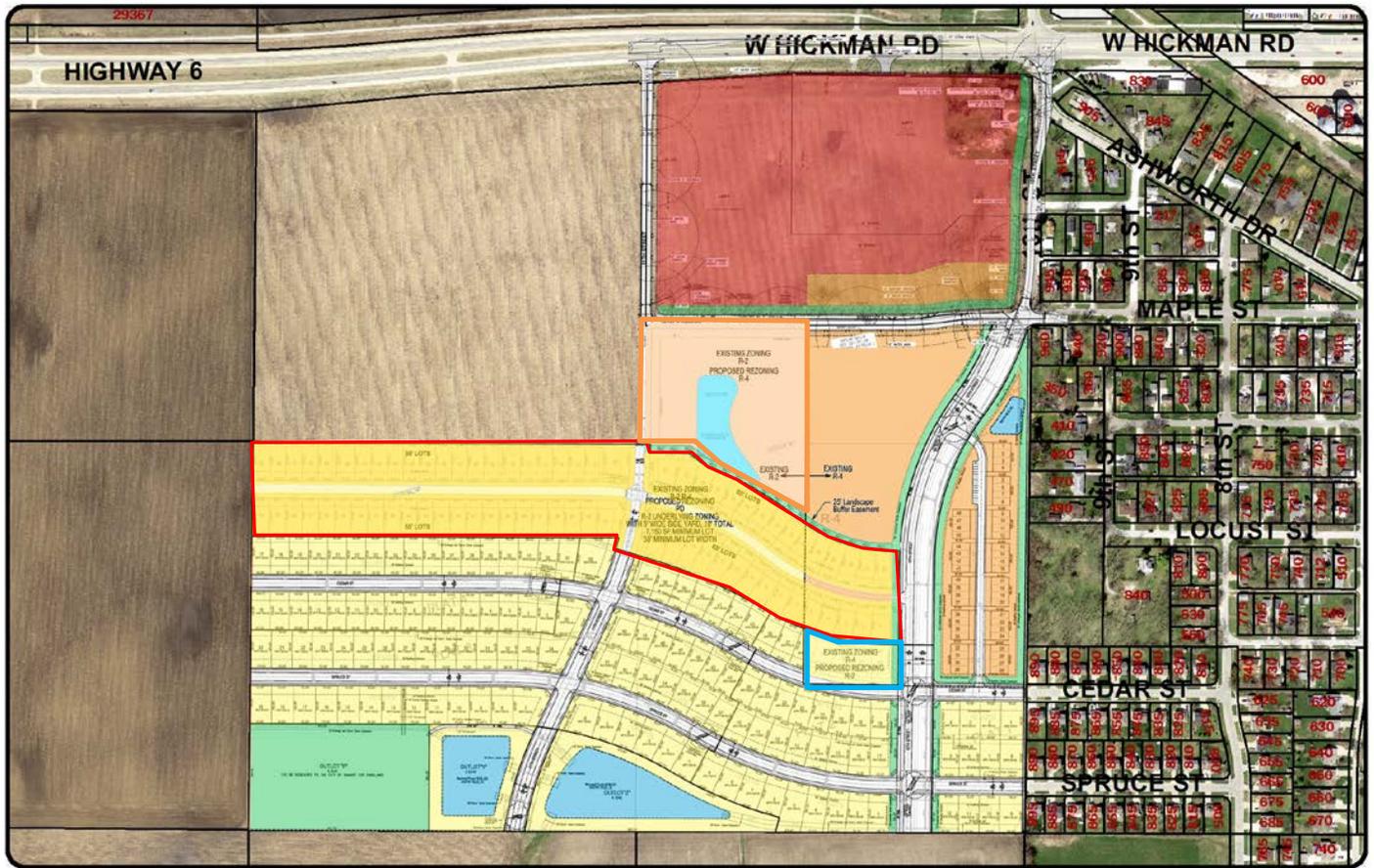
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	R-2 & R-4
North	Agricultural	Neighborhood Residential	R-4 / C-1
South	Agricultural	Neighborhood Residential	R-2
East	Single Family Residential	Neighborhood Residential	R-2
West	Agricultural	Neighborhood Residential	A-1

BACKGROUND:

The subject property was annexed into the City and rezoned in 2016. Since the annexation and initial rezoning the property has been sold to a different developer. In the summer of 2017 the Planning & Zoning Commission and City Council approved a preliminary plat for the overall Spring Crest Development. Since then the developer has submitted an application to rezone some areas identified on the preliminary plat as outlots and to clean-up some of the existing zoning.

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 55%, 66%, and 100% of property owners within 200 feet of the individual areas of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on October 3, 2017, to adjacent property owners.

The Comprehensive plan identifies the subject property as Neighborhood Residential which provides for a variety of housing types including townhomes, duplexes, and single-family homes. The Comprehensive Plan states, "Neighborhoods should include a variety of dwelling types that accommodate the range of needs, price points and life-stages of Waukee's residents."



ABOVE: Aerial of Concept Plan for the Spring Crest Development. The area outline in **RED** is the proposed PD-1/R-2 zoning. The area outlined in **ORANGE** is the proposed R-4 zoning. The area in **BLUE** is the proposed R-2 zoning.

PROJECT DESCRIPTION:

The concept plan identifies 17.27 acres proposed to be rezoned from R-2 and R-4 to PD-1/R-2, 7.02 acres proposed to be rezoned from R-2 to R-4, and 1.15 acres proposed to be rezoned from R-4 to R-2. A total of 25.44 acres are proposed to be rezoned out of the 93 acre site. Aside from the requested zoning changes the concept plan is still consistent with the preliminary plat that the Commission and Council approved in the summer of 2017. 134 single family lots are identified on the south side of the site and 48 townhome lots are identified along the east side of the property. A total of 55 single-family lots are identified within the requested Planned Development. Overall, the concept plan identifies 207 single family lots, 48 townhome lots, and an outlot area for future townhome development.

The portion proposed to be rezoned to the PD-1/R-2 designation was initially zoned R-2 and R-4. The applicant has requested a planned development overlay to allow for deviations from the typical R-2 zoning district standards. Table I includes the requested deviations and the standard requirement.

Table I: Standard R-2 requirements in comparison to the proposed Planned Development.

Category	Standard R-2 (minimum)	Proposed PD-1/R-2 (minimum)
Lot Area	8,000 square feet	7,150 square feet
Lot Width	65 feet	55 feet
Side Yard Setback	15 feet total (7 feet minimum)	10 feet total (5 feet on each side)

The applicant has indicated that homebuilders are requesting smaller lots so that they can provide a mix of housing options and differing price points. Staff has worked with the developer to implement some proposals for the attached Planned Development that would be requirements for homes built on these lots to abide by. The requirements include:

- Minimum two car garage;
- Minimum of 1,100 square feet for a ranch and 1,400 square feet for a two-story;
- Adjacent lots cannot share the same building elevation and floor plan; and
- 25% stone on the front of the home facing the public street

Staff feels that the above proposals will ensure high quality development while also providing homebuilders the ability to meet customer demands and provide housing options at varying price points. The proposed Planned Development document has been included for your review.

The area proposed to be rezoned from R-4 to R-2 is to clean-up the existing zoning. Portions of future single family lots along Cedar Street would have been split zoned R-2 and R-4. Staff recommended that the applicant make the zoning consistent to prevent any issues in the future.

The area proposed to be zoned R-4 is 7.02 acres in area and when combined with the exiting R-4 zoning a total of 13.7 acres of R-4 zoning would be located between 10th Street and 11th Street. At this time no conceptual layout is available for review. A 25 foot landscape buffer will be required to be installed along the south side of the R-4 property to provide a buffer and screening from the adjacent single-family residential.

STAFF RECOMMENDATION

Staff is comfortable with the proposed rezoning and would recommend approval of the rezoning request.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner