



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** Stratford Crossing - Rezoning

**DATE:** October 10, 2017

**GENERAL INFORMATION:**

**Applicant:** Petersen, LLC (owner)  
Landmark Development Services, Inc.(applicant)

**Requested Action** Rezoning Approval

**Location and Size:** Property is generally located north of Hickman Road and west of N. 10<sup>th</sup> Street containing approximately 213.84 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Employment / Neighborhood Residential	A-1
North	Agricultural	Neighborhood Residential	N/A (Dallas County)
South	Agricultural / Industrial	Employment / Neighborhood Residential	A-1 & M-1A
East	Agricultural (Future High School & Sports Complex)	Employment / Neighborhood Residential	A-1
West	Agricultural	Neighborhood Residential	A-1

**BACKGROUND:**

The subject property is located north of Hickman Road and west of N. 10<sup>th</sup> Street. The property is approximately 213.84 acres in area that was recently annexed into the City of Waukeee.

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 55%, 72%, 79, 98, and 100% of property owners within 200 feet of the individual areas of the property proposed to be rezoned. Notification of the rezoning request was sent on October 3, 2017 to adjacent landowners. The rezoning sign was placed on the property on October 2, 2017, in conformance with established City policies.

The Comprehensive Plan identifies a majority of the subject property as Neighborhood Residential which provides for a variety of housing types including townhomes, duplexes, multi-family, 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 Waukeee's residents." A small portion of the property is

identified as Employment. The Comprehensive Plan defines the Employment category as office, light industry, and warehousing.



**ABOVE:** Aerial of Concept Plan for the Stratford Crossing development. The area shaded **RED** is the proposed C-1 zoning. The areas shaded **BROWN** are the proposed R-3 zoning. The area shaded **ORANGE** is the proposed R-4 zoning. The area shaded light **YELLOW** is the proposed R-2 zoning. The area shaded **GOLD** is the proposed PD-1/R-2 zoning.

**PROJECT DESCRIPTION:**

The rezoning request includes the following: 131.50 acres from A-1 to R-2, 23.90 acres from A-1 to PD-1/R-2, 18.05 acres from A-1 to R-3, 11.46 acres from A-1 to R-4, and 28.93 acres from A-1 to C-1.

The concept plan identifies a total of 329 single family residential lots, 180 townhomes/duplex lots, 7 multi-family residential buildings, 8 commercial lots, and two outlots for storm water detention. No know users or conceptual architectural designs are available at this time for the proposed townhomes, multi-family, or commercial zoned areas. Landscape buffers will be required to be constructed along the commercial lots that are adjacent to residential. Buffers will also be required along the lots that back-up to Douglas Parkway and along the portions of multi-family and townhomes that are adjacent to single-family residential.

Access to the proposed development will be provided by two connections to N. 10<sup>th</sup> Street. A third connection will be constructed in the future when Douglas Parkway is extended west of N. 10<sup>th</sup> Street. Staff has worked with the applicant to ensure that these access points will align with the access points for the high school and sports complex that will be located on the east side of N. 10<sup>th</sup> Street.

Based on the proposed densities and number of lots indicated on the concept plan the required amount of parkland is 10.12 acres. The concept plan identifies a 9.01 acre park. The concept plan also identifies a trail that will run from the proposed parkland and around the detention pond south of the park. The trail will continue further to the southwest and will eventually connect to the Raccoon River Valley Trail that borders the property. The land for the trail and construction of the trail will satisfy the remaining parkland dedication requirement.

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)
<b>Lot Area</b>	8,000 square feet	7,000 square feet
<b>Lot Width</b>	65 feet	55 feet
<b>Side Yard Setback</b>	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 the proposed Planned Development 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 proposed C-1 District is located directly off of N. 10<sup>th</sup> Street and adjacent to the future high school/ sports complex. Staff is comfortable with this proposed location as it fronts an arterial street and will provide goods and services for future residents of the area, but also serve the needs for the users of the high school / sports complex.

The proposed R-3 and R-4 districts will provide varying housing options in the area and also provide appropriate transition from the proposed commercial zoning.

**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