



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Deery Brothers Waukeee Development Rezoning

DATE: November 28, 2017

GENERAL INFORMATION:

Applicant: Deery, Deery, & Deery, LLC

Requested Action Rezoning Approval

Location and Size: Property is generally located South of Hickman Road and West of 10th Street containing 3.24 acres more or less.

LAND USES AND ZONING:

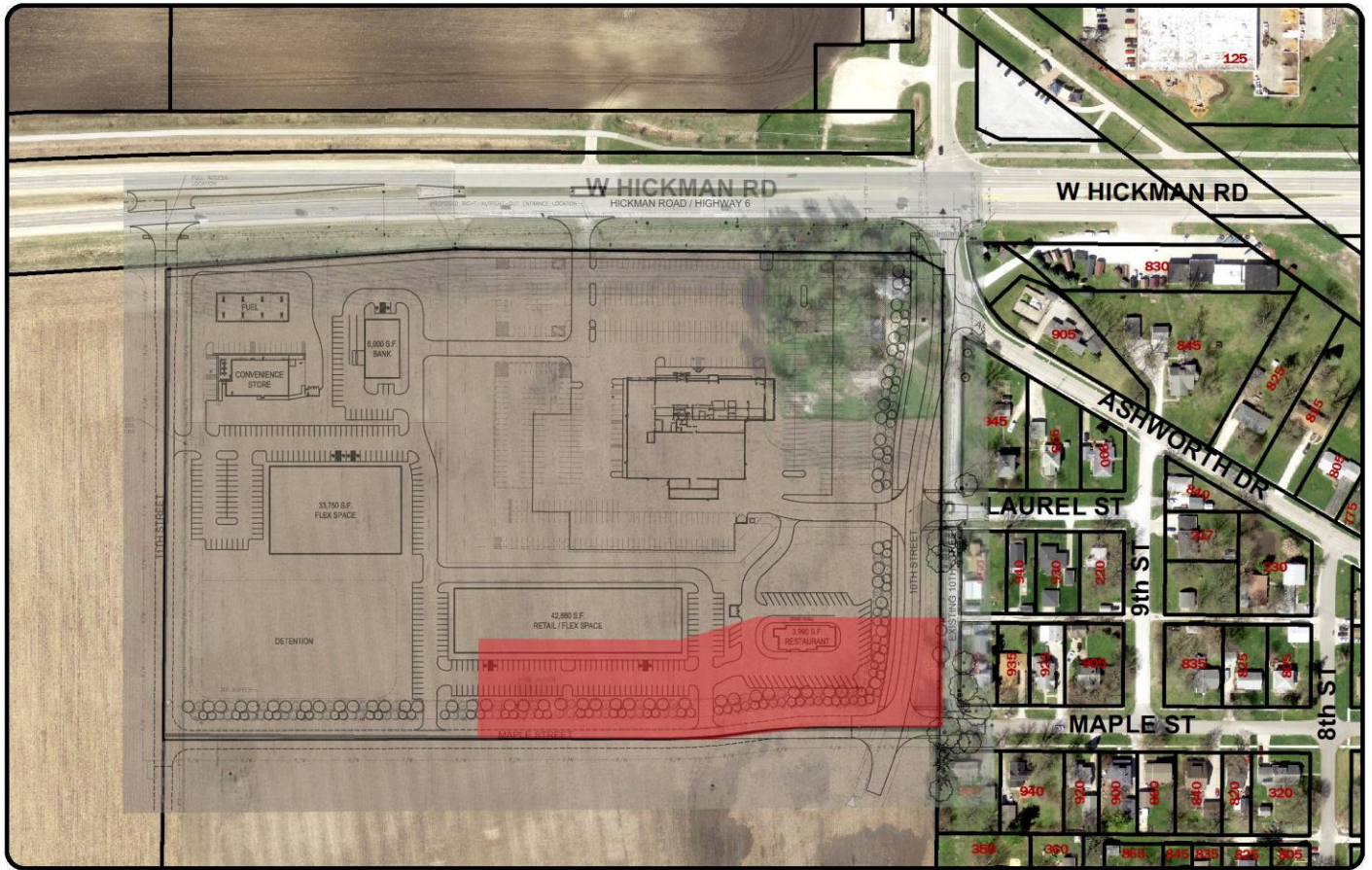
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	R-4
North	Agricultural	Neighborhood Residential	C-1
South	Agricultural	Neighborhood Residential	R-2, PD-1 / R-2, & R-4
East	Single Family Residential	Neighborhood Residential	R-2
West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

BACKGROUND:

The subject property is located south of Hickman Road and west of 10th Street and is approximately 3.24 acres in area. The property was annexed and rezoned in 2016. The developer had originally planned on the subject property being developed as townhomes, but has since revised the plans and the applicant is asking for this property to be rezoned from R-4 (Row Dwelling and Townhome District) to C-1 (Community and Highway Service Commercial District) to be consistent with the surrounding lots in this development.

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. Notification of the rezoning request to the proposed property was sent on November 20, 2017. To date, staff has not received any correspondence for or against the proposal. Notification signs of the proposed Planning and Zoning Date and City Council Public Hearing Date have been placed on the property.



ABOVE: Aerial of Concept Plan identifying the proposed rezoning area (in **RED**) in relation to the surrounding properties.

As a part of the proposed rezoning request, the applicant has submitted a concept plan identifying the anticipated layout of the development. The concept plan identifies a total of 6 retail buildings including: two buildings identified as retail/flex space, a restaurant, a bank, a convenience store, and a car dealership.

STAFF RECOMMENDATION

Staff is comfortable with the proposed rezoning and would recommend approval of the rezoning request subject to remaining staff comments.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II