



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Prairie Crossing Townhomes

DATE: January 9, 2018

GENERAL INFORMATION:

Applicant: Alice’s LC (owner) & Grayhawk Homes of Iowa (applicant)

Requested Action Rezoning Approval

Location and Size: Property is generally located north of NE Horizon Drive and east of NE Archer Avenue containing approximately 7.97 acres more or less.

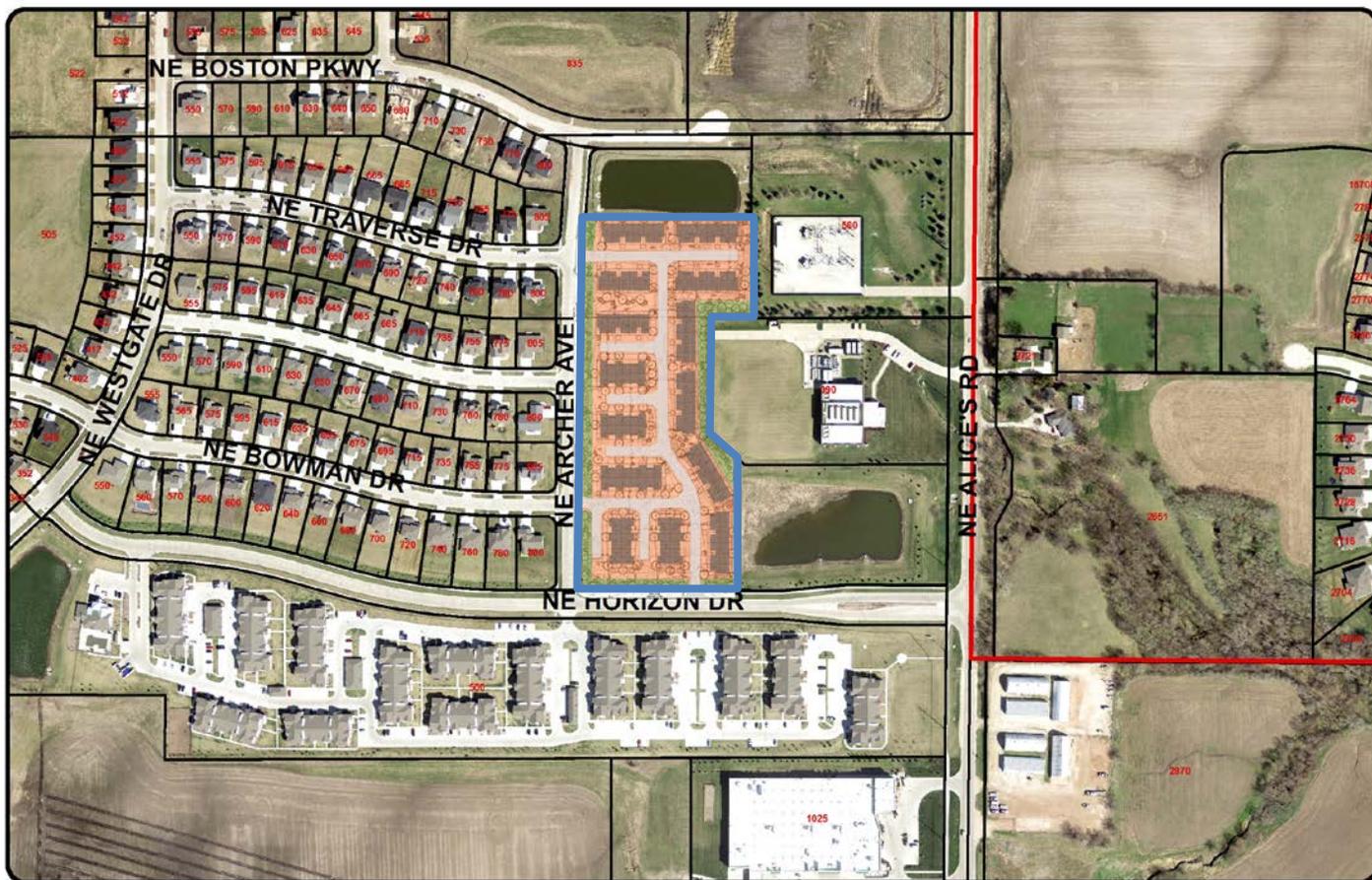
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	C-4
North	Regional Detention Facility	Neighborhood Residential	C-4
South	Prairie Grass Apartments (fka Springs at Waukee)	Neighborhood Residential	R-3
East	MidAmerican Energy Substation / OneNeck Data Center	Neighborhood Residential	C-1 & C-4
West	Prairie Crossing Plats 1 – 5	Neighborhood Residential	R-2

BACKGROUND:

The subject property is located north of NE Horizon Drive and east of NE Archer Avenue. The property was zoned C-4 (Office Park Commercial District) in 2006 as part of a larger 145 acre area planned for big box retail/commercial and office space. Since 2006 the property owner, Alice’s, LC, has rezoned portions of the property from C-4 & C-1B to R-2 and R-3. Projects that resulted from these previous rezonings include the Prairie Grass Apartment project (f.k.a. Springs at Waukee) and the Prairie Crossing Neighborhood which consists of 102 single family lots.

The 2008 Comprehensive Plan classifies the subject property as Neighborhood Residential. The Neighborhood Residential classification provides for a variety of housing types, including townhomes and rowhomes. The Plan states that neighborhoods should include a variety of housing options that accommodate a range of needs, such as, price points and life stages of residents.



ABOVE: Aerial of Concept Plan (outlined in **BLUE**).

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. The Rezoning Map indicates consent to the zoning change from 50.3% of the property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the property was sent on January 2, 2018. Notification signs of the proposed Planning and Zoning Date and City Council Public Hearing Date were installed on the property on December 28, 2017. To date staff has received correspondence in opposition to the proposed rezoning from one adjacent property owner. Staff has included this correspondence with the staff report.

A concept plan has been prepared which identifies a total of 84 townhomes units on the site. The size of buildings ranges from 3 units to 6 units. A total of 14 buildings are included on the concept plan. Units will be approximately 1,500 square feet. The density of the proposed project is 10 units per acre which is less than the 12 units per acres that is allowable in the R-4 District. The Comprehensive Plan considers medium density housing as 7 to 10 units per acre. The R-4 district requires a minimum of 3,500 square feet per unit and based on the concept plan the applicant will provide 4,133 square feet per unit. Landscape buffering will be provided on the east, west, and south sides of the development. Conceptual elevations of the building are included with the staff report.

Access to the proposed development would be provided from two access points off of NE Archer Avenue on the west side and one access from NE Horizon Drive on the south side of the property. All streets internal to

the development indicated on the concept plan will be privately owned and maintained by a homeowners association.

Water and sanitary sewer are readily available to site from existing mains in the area. Storm water detention will be provided via existing regional ponds.

The required amount of parkland dedication for this project is 1.134 acres based upon the number of units. The property owner dedicated 4.9 acres of parkland to the City with Prairie Crossing Plat 2. That parkland dedication satisfied the required amount for the Prairie Crossing single family development, the Prairie Grass Apartments, and some of this proposed project. This applicant and/or owner will need to provide approximately .75 acre of parkland or make a proposal for some other improvement to make-up for what was not previously dedicated. Staff will continue to work with the applicant and owner on this requirement.

STAFF RECOMMENDATION

The proposed rezoning is consistent with the Comprehensive Plan and is compatible with adjacent land uses. Staff would recommend approval of the proposed rezoning.

CITY OF WAUKEE

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