



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: The Reserve at Daybreak - Rezoning

DATE: February 13, 2018

GENERAL INFORMATION:

Applicant: Element 119

Requested Action Rezoning

Location and Size: Property is generally located West of Ute Avenue, North of Ashworth Road containing approximately 58.19 acres more or less.

LAND USES AND ZONING:

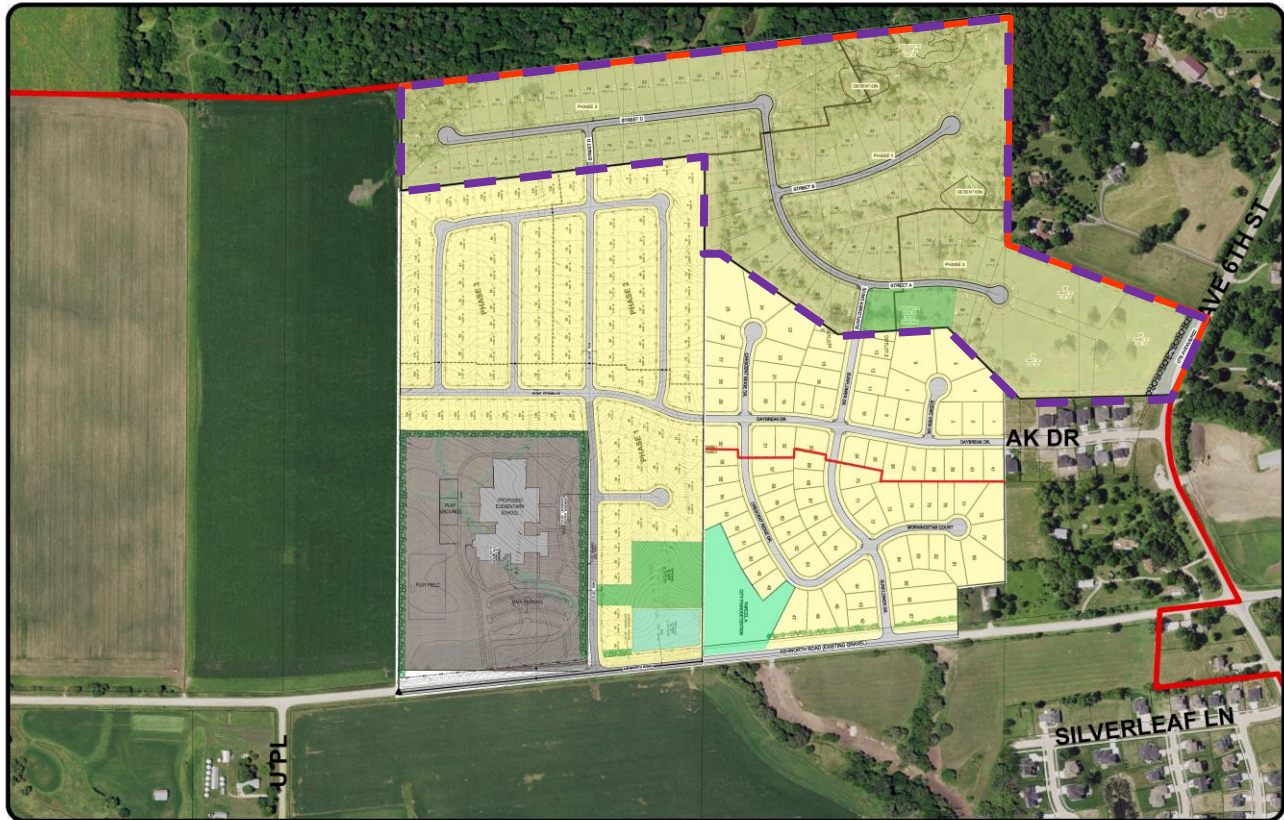
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	A-1
North	Rural Residential – Dallas County	Neighborhood Residential	N/A
South	Single Family Residential / Agricultural	Neighborhood Residential	R-1 / A-1
East	Rural Residential – Dallas County	Neighborhood Residential	N/A
West	Agricultural / Single Family Residential	Neighborhood Residential	A-1 / R-1

BACKGROUND:

The applicant, Element 119, is requesting approval of a rezoning of approximately 58.19 acres of property located west of Ute Avenue and north of the Daybreak development, north of Ashworth Road. The proposed rezoning includes rezoning all of the 58.19 acres from A-1, Agricultural District, to R-1, Single Family Residential District.

The City of Waukee’s 2008 Comprehensive Plan identifies this property as Neighborhood Residential which accommodates various housing types (single family, medium density, and high density).

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 78.5% of City of Waukee property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on February 5, 2018. Staff has received no correspondence in support or opposition to the proposed rezoning. Notification signs of the proposed Planning and Zoning date and City Council Public Hearing date have been placed on the property.



ABOVE: Concept layout of the proposed development. Area proposed to be rezoned is outlined in **PURPLE**.

PROJECT DESCRIPTION:

The concept plan for the development identifies a total of 78 single family lots of varying sizes. All lots would be zoned R-1 and would comply with the minimum lot size requirements of 10,000 square feet and 80 feet in width. This plat would also include a 25 foot landscape buffer along the east boundary of lot 57, abutting Ute Avenue.

The concept plan identifies the extension of streets throughout the development. Sunflower Drive will be extended from the Daybreak Plat 2 development from the south into this plat. Four other streets are identified on the concept plan, with three cul-de-sacs. The fourth street is an extension into the future plat to the south.

The required amount of parkland dedication for this development is 1.40 acres. The concept plan identifies a total of 1.40 acres in the southern portion of the plat, identified as Outlot Z. Staff is still in the process of working with the applicant on the concept plan and the location of the parkland.

STAFF RECOMMENDATION

The proposed rezoning request is consistent with the Comprehensive Plan and is consistent with the existing land uses in the area. Staff recommends approval of the rezoning.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II