



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Ashworth Acres

DATE: February 13, 2018

GENERAL INFORMATION:

Applicant: Ashworth Acres, LLC

Requested Action: Rezoning Approval of a change from A-1 to R-2

Location and Size: Property is generally located north of Ashworth Road, west of R-22/Ute Ave, containing approximately 65.75 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	A-1
North	Vacant – Undeveloped	Neighborhood Residential	A-1
South	Vacant – Undeveloped	Neighborhood Residential	A-1
East	Daybreak Plat 2 – Single Family Residential	Neighborhood Residential	R-1 & R-2
West	Vacant – Undeveloped	Neighborhood Residential	A-1

BACKGROUND:

The subject property is located north of Ashworth Road and west of R-22/Ute Avenue. The property is approximately 66 acres in area and is currently in row-crop agricultural production.

The applicant has submitted the necessary petition and consent to the rezoning. The Rezoning Map indicates consent to the zoning change from 69.62% 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 February 5, 2018. Notification signs of the proposed Planning and Zoning Date and City Council Public Hearing Date were installed on the property on February 5, 2018. To date staff has not received any correspondence either for or against the proposed rezoning.

The 2008 Comprehensive Plan classifies the subject property as Neighborhood Residential. The Neighborhood Residential classification provides for a variety of housing types, including single-family residential. The Comprehensive Plan classifies low density residential as typically 3 to 6 units per acre.



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

PROJECT DESCRIPTION & ANALYSIS:

A concept plan has been prepared which identifies a total of 127 single-family residential lots. All proposed lots meet or exceed the minimum requirements of the R-2 zoning district. The lots are planned to be developed over the course of three phases. The proposed density of the single-family development is 2.7 units per acre. Access to the proposed development will be provided off of Ashworth Road and Daybreak Drive with Phase I. Ultimately, the north/south street that connects to Ashworth Road will connect to the north and into the planned Reserve at Daybreak development on the property to the north.

In addition to the single-family lots, the concept plan identifies the location of an elementary school and associated parking, drop-off locations, and play areas on a 19 acre outlot in the southwest corner of the property. The elementary school would be constructed and operated by the Waukee Community School District. Staff anticipates that the school building will be similar in size to the recently constructed elementary schools the District has built. The recently completed Grant-Ragan Elementary School is 96,000 square feet in area. A 25 foot landscape buffer is indicated on the north, west, and east sides of the school property to provide screening from the adjacent residential properties. A 10 foot wide trail will also be required to be constructed along the east side of the school property. Access to the school site will be primarily off of Ashworth Road. Buss drop off access is indicated on the east side of the site.

Sewer and water are available in the area to serve the proposed residential and school development. Improvements to Ashworth Road will be made as part of the initial plat improvements and with the development of the school site.

The required amount of parkland dedication for this project is 2.29 acres based upon the number of lots. The concept plan identifies a 2.30 acre outlot (Outlot Z) to be dedicated for parkland. Outlot Z is located in the southeast corner of the property. This location will be adjacent to the parkland that will be dedicated will be dedicated to the City with the completion of Daybreak Plat 3 to the east. In total there will be approximately 5 acres of parkland from the two developments.

STAFF RECOMMENDATION

The proposed land uses are consistent with the Comprehensive Plan and adjacent land uses. In addition, Section 2.4 of the 2008 Comprehensive Plan encourages community facilities, such as an elementary school, to be located within the Neighborhood Residential land use. Staff recommends approval of the proposed rezoning.

CITY OF WAUKEE

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