



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Landings at Kettlestone – Rezoning

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: June 22, 2018

MEETING DATE: June 26, 2018

GENERAL INFORMATION

Applicant:	Green Stream Homes of Iowa, LLC
Owner:	Lamar Koethe
Owner's Representative:	Evan Vencil, Bishop Engineering
Request:	The applicant is requesting approval of a rezoning for a residential development
Location and Size:	Property is generally located south of SE University Avenue and west of Grand Prairie Parkway, containing approximately 23 acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome Residential District), & C-1A (Neighborhood Commercial District)
North	Vacant – Undeveloped	Neighborhood Residential	C-1A (Neighborhood Commercial District)
South	Parkview Crossing Neighborhood	Neighborhood Residential	R-2 (One & Two Family Residential District)
East	Vacant – Undeveloped	Waukee Futures Corridor	C-1 (Community & Highway Service Commercial District)
West	Parkview Crossing Neighborhood	Neighborhood Residential	R-2 (One & Two Family Residential District)

BACKGROUND

The subject property is located south of SE university Avenue and west of Grand Prairie Parkway encompassing a total of 23 acres. The applicant has submitted a rezoning request to rezoning the property from R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome District), and C-1A (Neighborhood Commercial District) to R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District). The applicant has submitted the necessary consent to the rezoning with consent from 51.6% from neighboring property owners for the area proposed to be rezoned. The rezoning sign was placed on the property on June 18, 2018. Notification to adjacent property owners was mailed on June 18, 2018. To date, staff has not received any correspondence either for or against the proposed rezoning.

PROJECT DESCRIPTION

Proposed R-2 / PD-1

The concept plan identifies a total of 108 lots for single family residential development. The lots range in size from 4,504 square feet to 12,918 square feet. The developer has requested a planned development to allow for deviations from the typical lot width, lot area, front yard setback, side yard setback, rear yard setback, and lot depth required in the R-2 district. Table 1 below identifies the typical requirement and the requested minimums. The total density proposed is 4.7 units per acre.

Table 1: Standard R-2 requirements in comparison to the Planned Development.

Category	Standard R-2 (minimum)	Proposed PD-1/R-2 (minimum)
Lot Area	8,000 square feet	4,500 square feet
Lot Width	65 feet	50 feet
Front Yard Setback	30 feet	25 feet
Side Yard Setback	15 feet total (7 feet minimum)	10 feet total (5 feet on each side)
Rear Yard Setback	30 feet	25 feet
Lot Depth	110 feet	90 feet

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width and area. In addition to the relaxed bulk regulations the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;
- Minimum of 1,300 square feet for a single story home and 1,500 square feet for a two-story home;
- Prohibition of vinyl siding on single family homes;
- Adjacent lots cannot share the same building elevation;
- 25% stone on the front of the home facing the public street; and
- Three (3) trees and three (3) shrubs planted on each lot.

Elevations of the proposed homes that will be constructed within this portion of the development have been provided for review and included as part of the attached Planned Development. The provided elevations include 4, two-story and 4, ranch style homes.

All streets within the development will be built to typical standards. SE Parkview Crossing Drive and SE Booth Drive will be 31-foot wide streets and all other streets will be 29-foot wide streets. Sidewalks will be constructed on both sides of the streets. A 10-foot wide trail will be constructed on the east side of SE Parkview Crossing Drive.

PARKLAND

Based on the number of lots and proposed townhome units a total of 2 acres of parkland are required to be dedicated. The developer has indicated that they will proposed a fee in lieu of parkland dedication. Acceptance of the fee in lieu of dedication will be determined by the City Council.

COMPREHENSIVE PLAN

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 Waukees residents." The proposed development will provide an additional option for homebuyers in Waukees and should provide varying price points. The Comprehensive Plan considers low density single family residential as 3 – 6 units per acre. The proposed development is 4.66 units per acre.

STAFF RECOMMENDATION

The proposed rezoning is in general conformance with the Comprehensive Plan as discussed above. In addition, the proposed rezoning is a down zone from what the current property is currently zoned. Staff recommends approval.