



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Bricktowne at Prairie Crossing

**PREPARED BY:** Brad Deets – Development Services Director

**REPORT DATE:** September 21, 2018

**MEETING DATE:** September 25, 2018

### GENERAL INFORMATION

**Applicant / Owner:**

Jensen Group/Alices, L.C. Knapp Properties Inc.

**Owner's Representative:**

Jerry P. Oliver, PE, PLS, Civil Engineering Consultants  
Erin Ollendike, PE, Civil Design Advantage

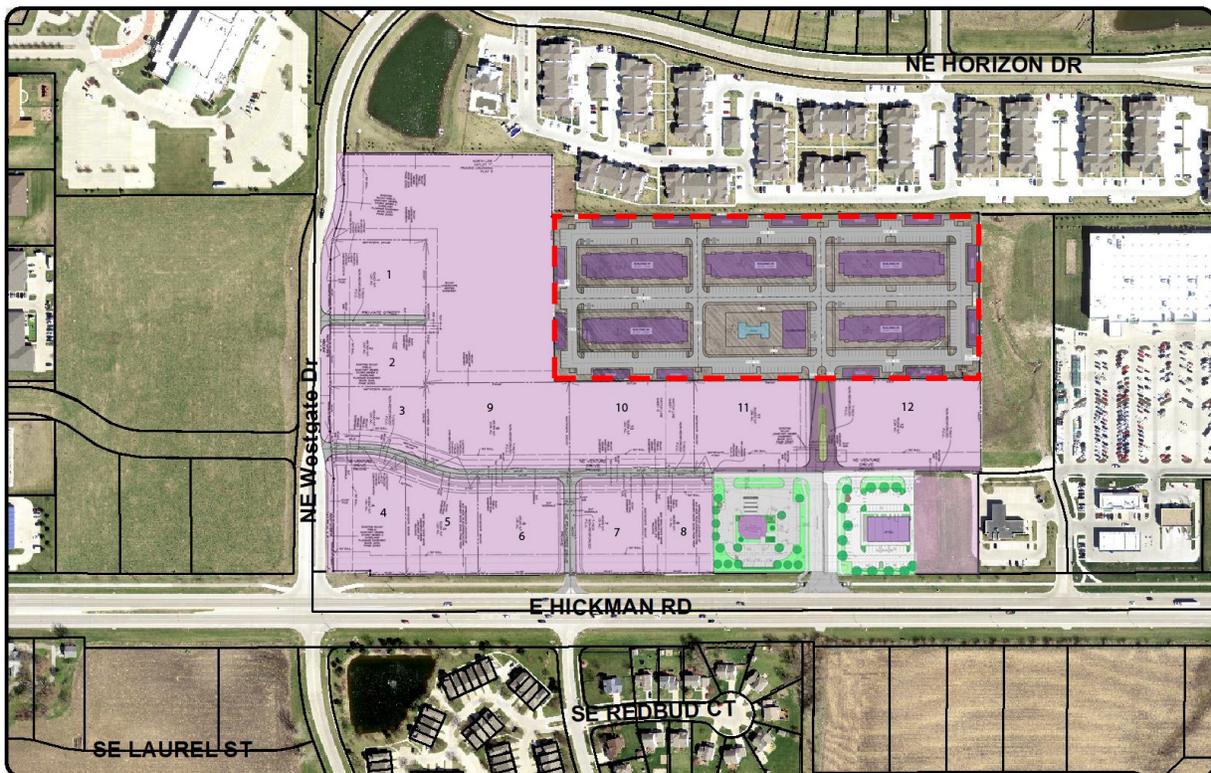
**Request:**

The applicant is requesting approval of rezoning from C-1B Large Scale Commercial District to R-3 Rental Multi-Family Residential District/PD-1 Planned Development Overlay.

**Location and Size:**

Property is generally located north of Hickman Road and east of NE Westgate Drive, containing approximately 11.19 acres more or less.

### 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 | C-1B (Large Scale Commercial District)                            |
| North                | Multi-Family Residential (Apartments) | Neighborhood Residential | R-3 (Multi-Family Residential District)                           |
| South                | Commercial                            | Neighborhood Residential | C-1B (Large Scale Commercial District)                            |
| East                 | Commercial                            | Community Village        | C-1B (Large Scale Commercial District)                            |
| West                 | Commercial (Movie Theater) / Vacant   | Neighborhood Residential | C-1B/PD-1 (Large Scale Commercial District / Planned Development) |

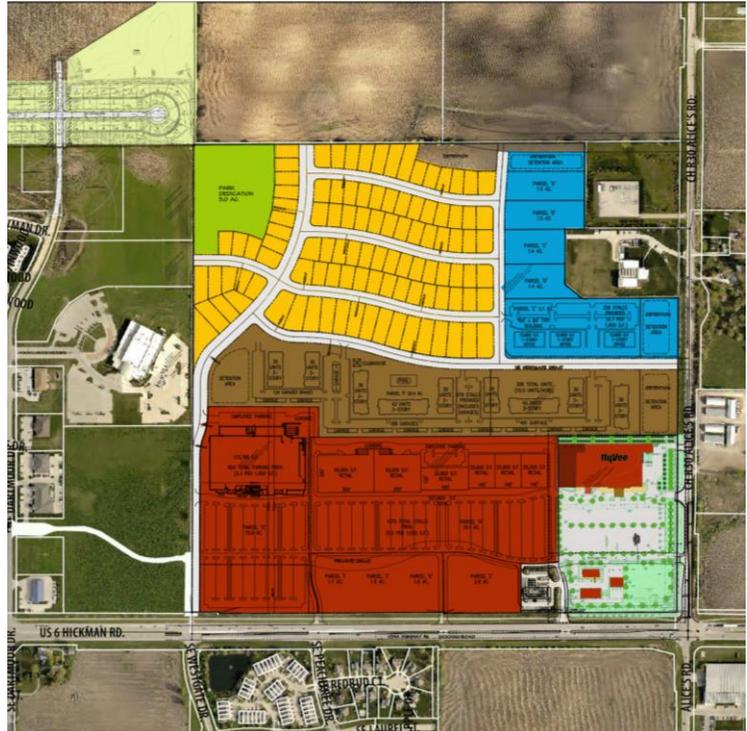
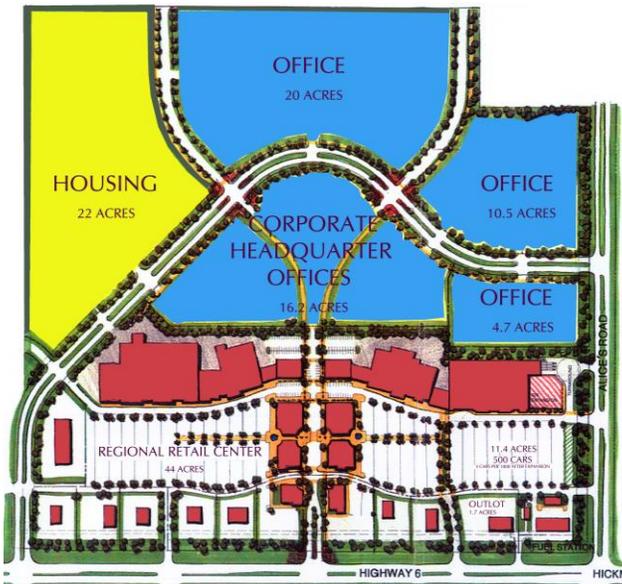
## HISTORY

The subject property was a part of the original Crossing at Alice’s Road Development. In 2006 the entire development was zoned a combination of C-1B [Large Scale Commercial District], C-4 [Office Park Commercial District], and R-4 [Row Dwelling and Townhome Dwelling District] to accommodate the development of a large retail center that would face Hickman Road with an office park and townhomes planned for the area to the north.

In 2013, the zoning and development plan were modified to allow for the development of the Prairie Crossing single family residential development, Prairie Crossing Townhomes (currently under construction) and Prairie Grass Apartments. The property along Hickman Road maintained the C-1B Large Scale Commercial Zoning District.

The owner of the property, Alice’s LC (Knapp Properties) has marketed the subject property for large scale retail development for over 12 years. Although interest in smaller outparcels has been very strong, the interest in the larger box site has been minimal. The owner has indicated the changing dynamics in retail over the past several years as the main factor in the site not developing.

Most recently plans were approved for Prairie Crossing Plat 7 which include the extension of lots along Hickman Road to Westgate Drive, as well as a second row of commercial lots located north of the private Venture Drive. Staff is currently reviewing several proposals related to that lot configuration. At this time, Knapp Properties is proposing an alternative use to the big box pad site that had previously been proposed.



**ABOVE LEFT:** Aerial of Original Concept Plan for The Crossing at Alice's Rd (2006). **ABOVE RIGHT:** 2013 Concept Plan identifying the various land uses. THE AREAS IN **YELLOW** and **GREEN** INDICATE R-2 ZONING (SINGLE FAMILY); THE AREA IN **BROWN** INDICATES THE AREA FOR R-3 ZONING (APARTMENTS); THE AREA IN **RED** IDENTIFIES THE C-1B (PLANNED RETAIL COMMERCIAL AREA); THE AREA IN **BLUE** IDENTIFIES AN AREA OF C-4 (COMMERCIAL OFFICE) THAT WAS RECENTLY REZONED TO ALLOW FOR TOWNHOMES

## PROJECT DESCRIPTION

The owner is requesting rezoning of approximately 11.19 acres of property currently zoned C-1B [Large Scale Commercial District] to R-3 [Rental Multi-Family Residential District] and PD-1 [Planned Development District].

The owner has been working with Jensen Group on a proposal for up to a 300 unit apartment development on the subject property. Jensen Group has built two other projects within the City of Waukee including Bricktowne at Kettlestone (University Avenue) and Bricktowne at Waukee Central (Dartmoor Drive and Hickman Road). The proposed development would be similar to the other two developments currently within the City.

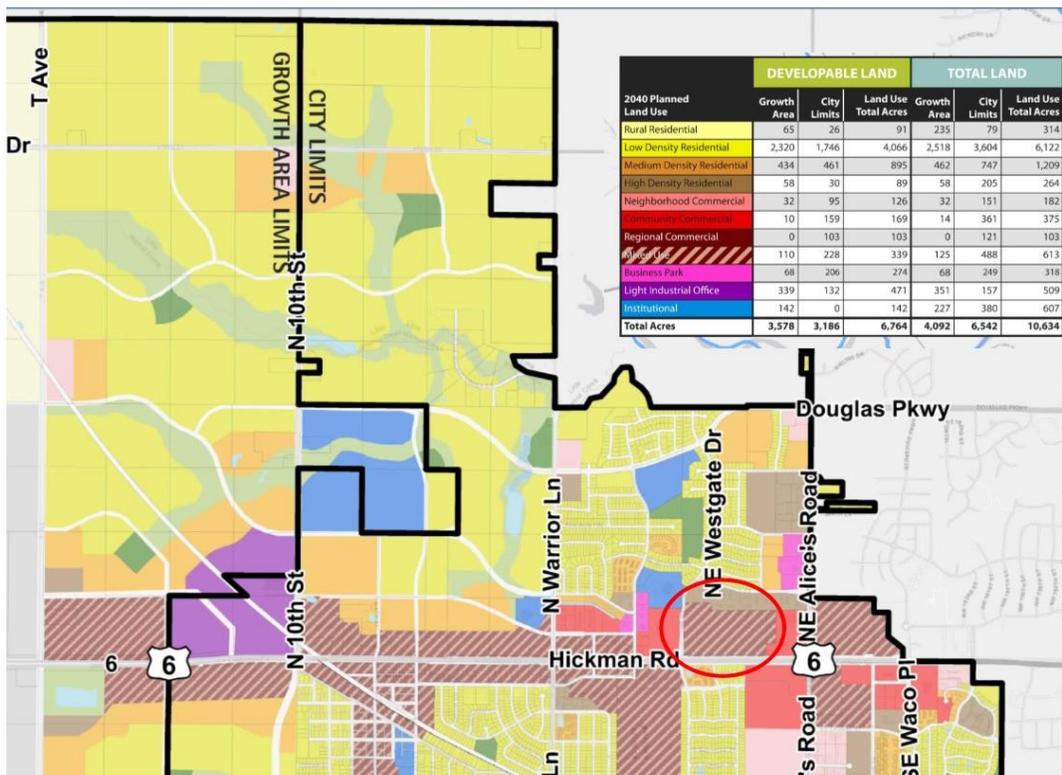
The applicant has requested consideration of a Planned Development Overlay due to the proposed density as well as setback requirements. In exchange for those considerations, the applicant has agreed to higher building standards and building material requirements for the proposed project.

The applicant has submitted the required consents to the proposed rezoning request. The City Council has set a public hearing date for October 1, 2018 to further discuss the proposed rezoning.

The proposed density is just slightly below 27 units an acre. This is significantly higher than the underlying R-3 zoning requirements of 17 units per acre. The proposed density is really based upon the proposed make-up of the units within the buildings. The applicant primarily constructs 1 bedroom apartments as he has found there is a large demand for 1 bedroom apartments based upon current demographics. The proposed project includes a total of six 2-bedroom units and fifty-four 1 bedroom units per building which creates the higher density proposed. If there were more 2-bedroom units as have been developed in other multi-family developments, the total number of units would be reduced dramatically which would result in a much lower overall density. For example, if the units were all 2-bedroom units, the overall number of units would drop to 210 units and the overall density would drop to 19 units per acre.

The City is currently finalizing an update to the 2008 Comprehensive Plan called Waukee 2040. The proposed Comprehensive Plan recognizes the changing dynamics of commercial in particular as it relates to main arterial corridors within the community. This particular property has been identified as one location where it would be appropriate to look at mixed uses. The mixed use definition is defined to include:

- Support mixes of complementary uses, including employment, a range of housing options, and services
- May be oriented in a vertical or horizontal fashion
- Create commercial destinations and enhanced sense of place



The intent behind the proposed to development is for it to integrate better with the adjoining commercial to the south similar to the references as proposed within the Waukee 2040 plan. Access to the property is provided through the commercial development and the site has been oriented to integrated into the commercial development versus segregated. As such, the applicant has requested reduced setbacks as proposed within the Planned Development narrative.

### **STAFF RECOMMENDATION**

Staff recognizes the owner's frustration in the marketing and development of this property for large scale retail. Staff acknowledges that retail development has changed significantly over the past several years and that with the lack of large sized stores, this site sits too far off of Hickman Road.

The updated Comprehensive Plan recognizes the changing dynamics in the commercial market and directly addresses the idea of integrating residential development into commercial areas. The proposed development is consistent with the quality that is expected within the City of Waukee. The proposed Planned Development creates certainty as to the quality development standards required for the project. Based upon these factors, staff I supportive of the proposed rezoning request.