



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Reserve at Daybreak – Rezoning

**PREPARED BY:** Melissa DeBoer, AICP – Planner II

**REPORT DATE:** April 5, 2019

**MEETING DATE:** April 9, 2019

### GENERAL INFORMATION

**Applicant/Owner:**

The Reserve at Daybreak LLC

**Owner's Representative:**

Jared Murray, P.E., Civil Design Advantage

**Request:**

The applicant is requesting approval of a rezoning for a residential development

**Location and Size:**

Property is generally located west of Ute Avenue and north of Ashworth Road, containing approximately 3.14 acres.

### AREA MAP



**ABOVE:** Aerial of Property identifying the area proposed to be rezoned in **YELLOW**.

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant	Single Family Residential	A-1 (Agricultural District)
North	Rural Residential	Open Space	N/A (Dallas County)
South	Rural Residential	Single Family Residential	N/A (Dallas County)
East	Rural Residential	Open Space	A-1 (Agricultural District)
West	Vacant	Single Family Residential / Open Space	R-1 (Single Family Residential District)

**BACKGROUND**

The subject property is located west of Ute Avenue and north of Ashworth Road. The property was recently annexed into the City of Waukee from Dallas County. The parcel proposed to be rezoned is part of Lot 7 of The Reserve at Daybreak Plat I.

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 100% of City of Waukee property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request was sent on April 1, 2019. Staff has received no correspondence in support or in opposition to the proposed rezoning.

**PROJECT DESCRIPTION**

The proposed rezoning includes a portion of Lot 7 of The Reserve at Daybreak Plat I. The property to be rezoned is a total of 3.14 acres. The applicant is proposing to rezone this land from A-1 (Agricultural District) to R-1 (Single Family Residential District) to allow for the development of single-family residential homes. The R-1 zoning is consistent with the rest of The Reserve at Daybreak development.

**STAFF RECOMMENDATION**

The proposed rezoning is in general conformance with the Comprehensive Plan and the original development plan for The Reserve at Daybreak. Staff recommends approval of the rezoning.