



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Alyvia Plat 1 – Rezoning

**PREPARED BY:** Andy Kass AICP, Senior Planner

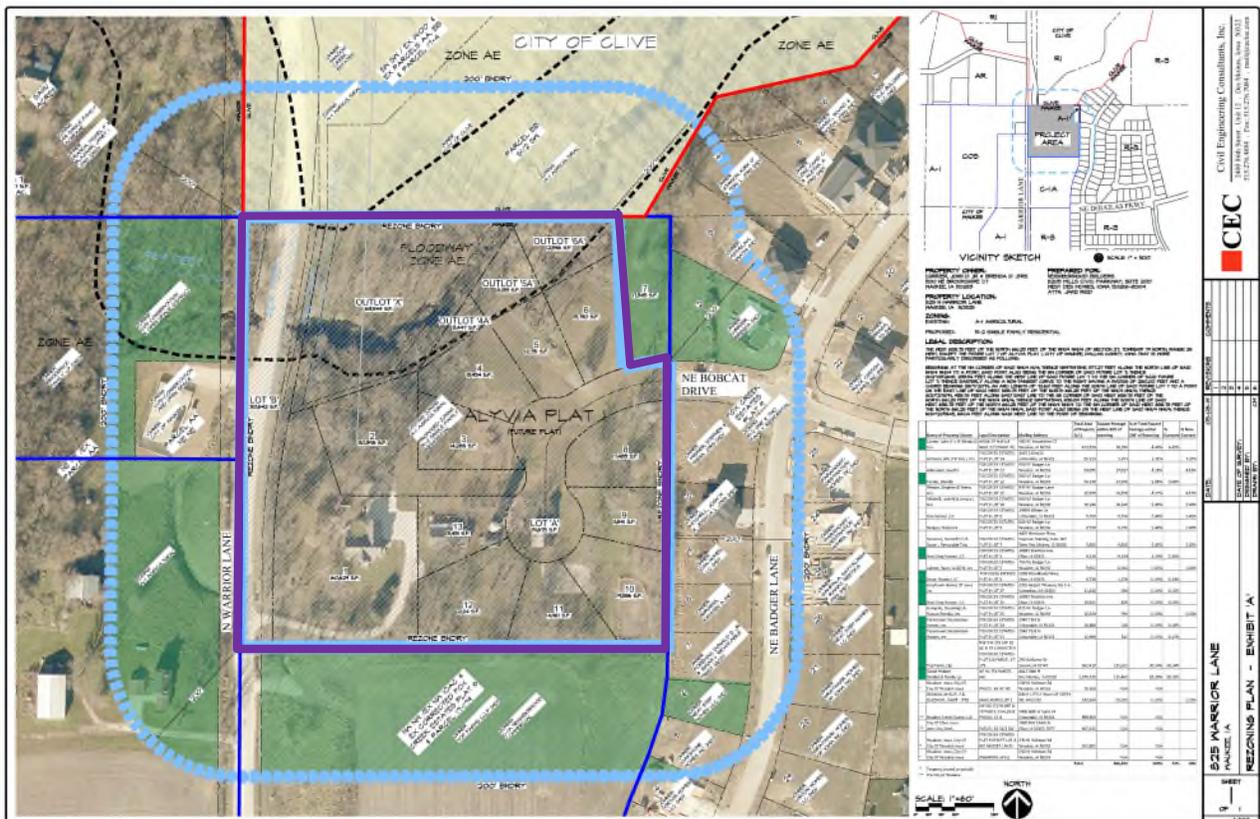
**REPORT DATE:** May 24, 2019

**MEETING DATE:** May 28, 2019

### GENERAL INFORMATION

- Applicant:** John & Brenda Currier
- Owner:** John & Brenda Currier
- Owner’s Representative:** Ed Arp, PLA, Civil Engineering Consultants
- Request:** The applicant is requesting approval of a rezoning for a residential development
- Location and Size:** Property is generally located north of NE Badger Lane and east of N. Warrior Lane, containing approximately 10-acres.

### AREA MAP



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

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Existing Acreage	Single Family Residential	A-1 (Agricultural District)
North	Vacant – Undeveloped	City of Clive	N/A (City of Clive)
South	Vacant – Undeveloped	Neighborhood Commercial	C-1A (Neighborhood Commercial District)
East	Fox Creek Estates Plat 9	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant - Undeveloped	Single Family Residential & Open Space	R-2 (One & Two Family Residential District)

**BACKGROUND**

The subject property is located north of NE Badger Lane and east of N. Warrior Lane encompassing a total of 10 acres. The applicant has submitted a rezoning request to rezoning the property from A-1 (Agricultural District) to R-2 (One & Two Family Residential District). The property is currently in use as an acreage with one single family home located on it. The applicant has submitted the necessary consent to the rezoning with consent from 72% from neighboring property owners for the area proposed to be rezoned. The rezoning sign was placed on the property on May 20, 2019. Notification to adjacent property owners was mailed on May 20, 2019. To date, staff has not received any correspondence either for or against the proposed rezoning.

**PROJECT DESCRIPTION**

The concept plan identifies a total of 12 lots for single family residential development. The lots range in size from 11,841 square feet to 60,629 square feet. The existing single family home on proposed Lot 1 will remain on the property. All other existing buildings are intended to be demolished as part of the plat improvements. Three outlots are proposed on the rear of three lots as these portions are located within the mapped floodplain of Little Walnut Creek. The outlots will be required to be owned by the respective owners of each lot. The bulk regulations for the R-2 zoning district are summarized below.

**Table 1: Standard R-2 requirements.**

Category	Standard R-2 (minimum)
<b>Lot Area</b>	8,000 square feet
<b>Lot Width</b>	65 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet total (7 feet minimum)

All streets within the development will be built to City of Waukee standards. NE Bobcat Drive will be extended from the east to the west and will end in a cul-de-sac. No trails are included as part of this street extension. Five-foot-wide sidewalks will be constructed as each lot is developed.

**PARKLAND**

Based on the number of lots a total of 0.234 acres of parkland is required to be dedicated. It is expected that Outlot X on the north side of the plat will be dedicated to the City for parkland. Outlot X is located within the floodplain of Little Walnut Creek. The intent in the future is to extend a greenbelt trail through the area.

**COMPREHENSIVE PLAN**

The Imagine Waukeee 2040: Comprehensive Plan identifies the subject property as Single Family Residential which is defined as traditional forms of single family housing with lot sizes ranging from 8,000 square feet to 0.50-acres in area with an average density of 2 to 4 units per acre. With the exception of one proposed lot in this development all proposed lots are no more than 0.50-acres in area and the proposed density of the plat is 1.32 units per acre.

**STAFF RECOMMENDATION**

The proposed rezoning is in general conformance with the Comprehensive Plan as discussed above. The proposed rezoning is also consistent with surround zoning and future land uses identified in the area.