



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Crossing – Rezoning

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: October 25, 2019

MEETING DATE: October 29, 2019

GENERAL INFORMATION

Applicant: Waukee Crossing, LLC

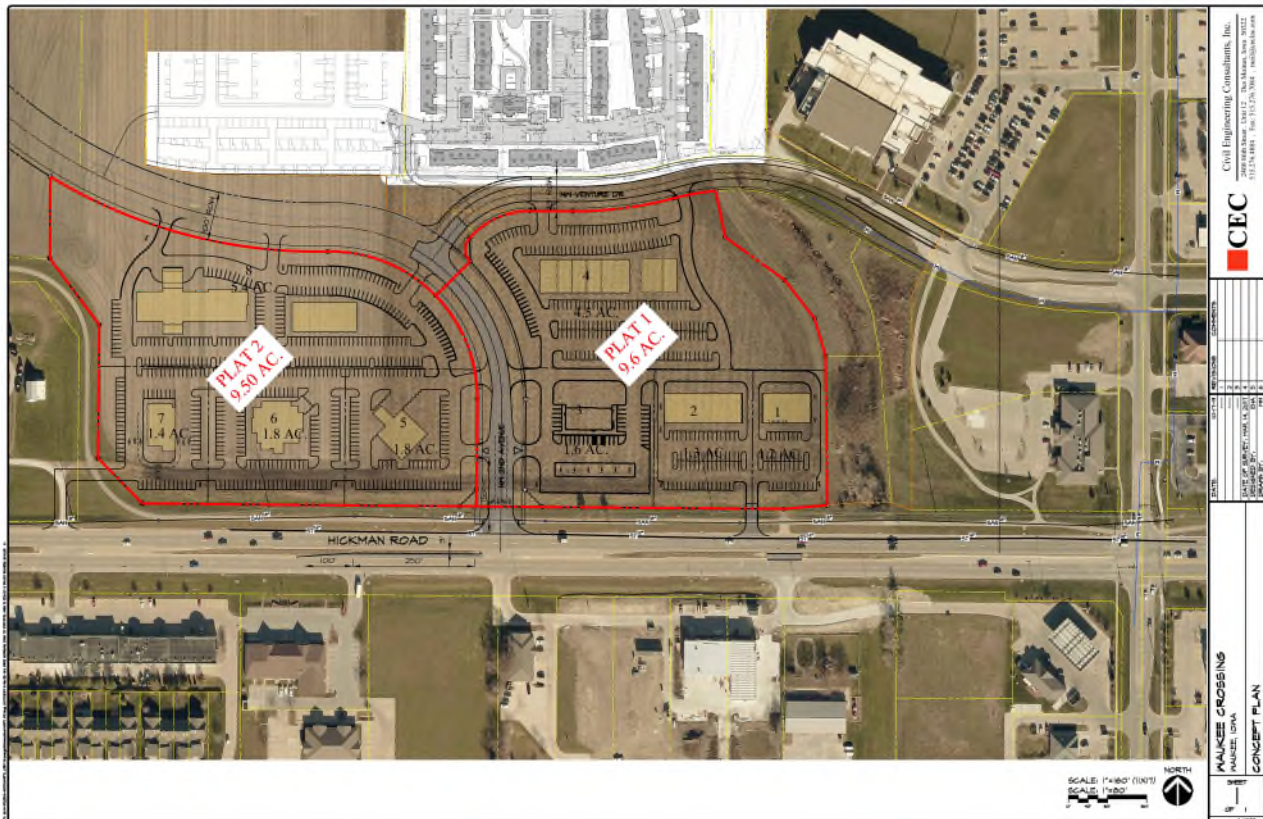
Owner: Philip E. Broderick, LLC & Charlotte R. Broderick, LLC

Owner’s Representative: Ed Arp, PLA, Civil Engineering Consultants

Request: The applicant is requesting approval of a rezoning for a commercial development

Location and Size: Property is generally located north of Hickman Road and west of N. Warrior Lane, containing approximately 21.8-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	Mixed Use Corridor	A-1 (Agricultural District)
North	The Commons at Greenway Park	Medium Density Residential	R-4 (Row Dwelling & Townhome District) /PD-1 (Planned Development Overlay District)
South	Commercial	Mixed Use Corridor	C-1 (Community & Highway Service Commercial District)
East	Commercial	Mixed Use Corridor	C-1 (Community & Highway Service Commercial District)
West	Existing Farmstead	Mixed Use Corridor	A-1 (Agricultural District)

BACKGROUND

The subject property is located north of Hickman Road and west of N. Warrior Lane encompassing a total of 21.8 acres. The applicant has submitted a rezoning request to rezoning the property from A-1 (Agricultural District) to R-4 (Row Dwelling & Townhome District) and C-1 (Community & Highway Service Commercial District). The property is currently in use for row-crop production. The applicant has submitted the necessary consent to the rezoning with consent from 60% from neighboring property owners for the area proposed to be rezoned. The rezoning sign was placed on the property on October 21, 2019. Notification to adjacent property owners was mailed on October 21, 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 8 lots for commercial development. The lots range in size from 1.2-acres to 5.4-acres. The area proposed to be zoned C-1 is 20.6-acres in area. The bulk regulations for the C-1 zoning district are summarized in Table I below. A landscape buffer will be required along the north property line of the development to provide screening between the residential zoning to the north. No specific users of the property have been identified and the buildings shown are conceptual. The portion proposed to be rezoned R-4 is 1.2-acres in area and is a clean-up item so that the zoning to the north meets in the middle of the right-of-way for NW Venture Drive. The area proposed to be zoned R-4 is entirely in the future street right-of-way, so no development of this area will occur.

Table I: Standard C-1 requirements.

Category	Standard C-1 (minimum)
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	No Minimum

As part of the improvements associated with this development the applicant will extend a portion of NW 2nd Avenue from Hickman Road and to the north. The intersection of NW 2nd Avenue and Hickman Road is intended to be a signalized intersection. NW 2nd Avenue will be a public street.

PARKLAND

No parkland dedication is required as part of this development.

COMPREHENSIVE PLAN

The Imagine Waukee 2040: Comprehensive Plan identifies the subject property as Mixed Use Corridor which is defined as office, retail, and residential land uses in areas along key transportation corridors.

STAFF RECOMMENDATION

The proposed use and zoning of the property is consistent with the identified future land use of Mixed Use Corridor in the comprehensive plan. The proposed zoning allows for retail and office users located along a major transportation corridor within the City. The proposed rezoning is also consistent with surround zoning and future land uses identified in the area. Staff recommends approval of the rezoning for Waukee Crossing.