



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Home Solutions of Iowa – Rezoning

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: November 8, 2019

MEETING DATE: November 12, 2019

GENERAL INFORMATION

Applicant: Home Solutions of Iowa

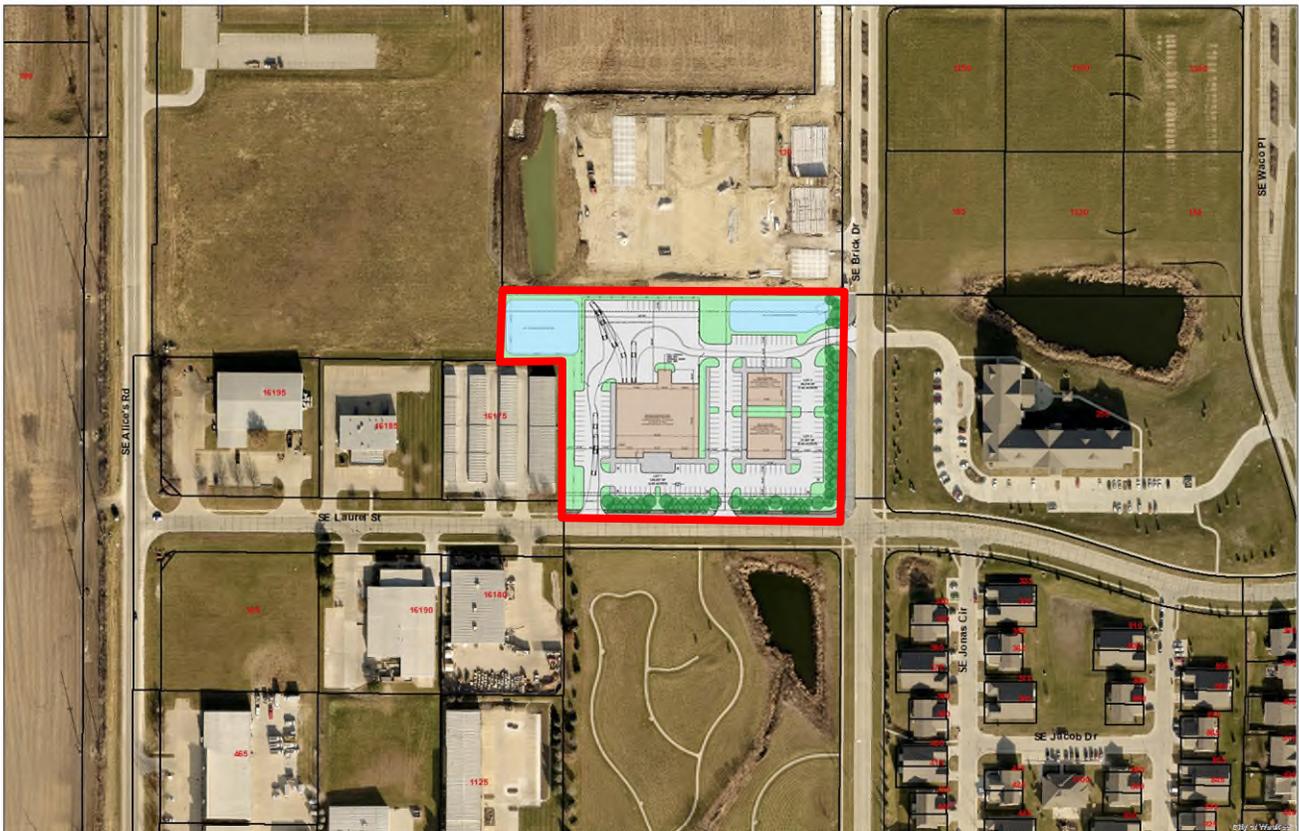
Owner: Topsoil Farms US, LLC

Owner’s Representative: Keith Weggen, PLA, Civil Design Advantage

Request: The applicant is requesting approval of a rezoning for a light industrial development.

Location and Size: Property generally located at the northwest corner of SE Brick Drive and SE Laurel Street, containing approximately 4.77 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	C-1 (Community & Highway Service Commercial District) /PD-1 (Planned Development Overlay District)
North	LockBox Storage	Mixed Use	C-1 (Community & Highway Service Commercial District) /PD-1 (Planned Development Overlay District)
South	Thomas Place Apartments	High Density Residential	R-3 (Multi-Family Residential) / PD-1 (Planned Development Overlay District)
East	Alice Place Apartments	High Density Residential	R-3 (Multi-Family Residential) / PD-1 (Planned Development Overlay District)
West	Mini Storage / U-Haul	Mixed Use	M-1 (Light Industrial District)

BACKGROUND

The subject property is 4.77-acres and part of the overall Williams Pointe planned development. The property has been the subject of multiple rezoning requests since 2013. The property has been zoned for townhomes and commercial in the past, most recently the property was rezoned from R-4 to its current district of C-1 in 2017.

The applicant, Home Solutions of Iowa, intends to purchase the property from the current owner and requests that the property be rezoned from C-1/PD-1 to M-1/PD-1. The applicant intends to construct a new facility to operate Home Solutions of Iowa out of as they have outgrown their current facility that is directly across the street from this site. The remaining portion of the property is intended for future commercial/office development.

PROJECT DESCRIPTION

The concept plan identifies a total of 3 lots for development. Lot 1 is proposed to have the new Home Solutions of Iowa facility constructed upon it. The plan shows a building, parking, and an outdoor storage area for materials and vehicle parking. Lots 2 and 3 are intended for future office/retail development. No users on Lots 2 and 3 are known at this time. Two access points into the development are shown from SE Laurel Street and one access is shown from SE Brick Drive. Table 1 below lists the bulk regulations for the M-1 Zoning District. Landscape buffers are shown on the south and east sides of the property to provide screening from adjacent residential uses.

Table 1: Standard M-1 requirements.

Category	Standard M-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

PLANNED DEVELOPMENT

As part of the rezoning, the applicant has requested some modifications to typical requirements in the development of the site. The applicant has requested that the 40-foot landscape buffers typically required be waived along the north side of the property and be reduced to a 25-foot buffer on the east and south sides of the project. The applicant has requested that the north side buffer be waived because the area a 40-foot buffer would occupy would reduce the area available for the needed outdoor storage. The buffers on the east and south sides have been requested to be reduced to 25-feet because of the area needed for required parking surrounding the development. Staff is comfortable eliminating the buffer on the north side because the development to the north is an industrial use, but it is located on commercially zoned property. If the property to the north was zoned industrial, a buffer would not be required. Staff is also comfortable with the reduction in buffering on the east and south because the development to the east has its own buffer and the development to the south is approximately 950-feet away from the site.

The other provision that has been included in this planned development as it relates to this site is to allow for C-I District uses on Lots 2 and 3. Allowing C-I District uses on the remaining lots will provide flexibility for future development and will prevent the need for the planned development to be amended again in the future.

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 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 in the comprehensive plan. The proposed zoning allows for retail and office users. The proposed rezoning is also consistent with surround zoning and future land uses identified in the area. Staff recommends approval of the rezoning for Home Solutions of Iowa.