



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Ashley Acres Rezoning

PREPARED BY: Brad Deets, Development Services Director

REPORT DATE: May 22, 2020

MEETING DATE: May 26, 2020

GENERAL INFORMATION

Applicant: Ashley Acres, LLC

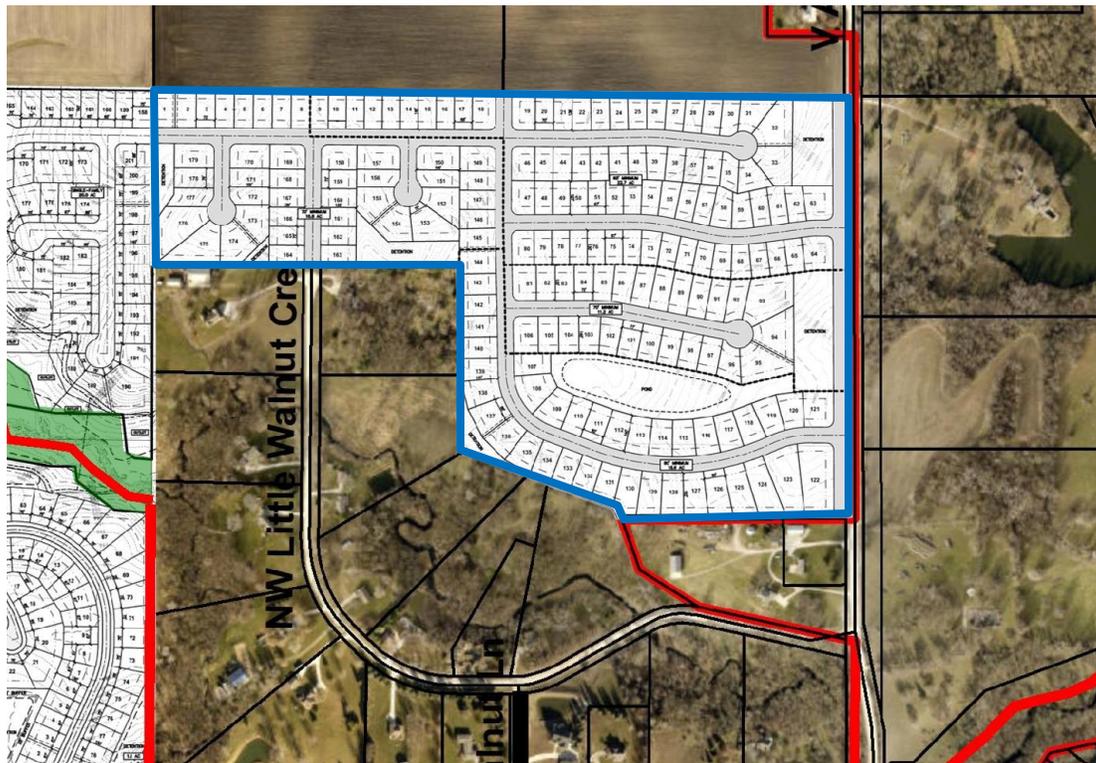
Owner: Cardasian Land Company, LLC

Owner's Representative: Dean Roghair, P.E., Civil Design Advantage

Request: The applicant is requesting approval of a rezoning from A-1 Agricultural District to R-2 One and Two Family Residential District.

Location and Size: Property generally located west of N Warrior Lane and north of Sahu Acres subdivision containing 68.79 acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the location of the property. The area outlined in **BLUE** is the area subject to the requested amendment.

LAND USES AND ZONING

Location	Existing Land Use	Imagine Waukee 2040 Land Use Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Low Density Residential	A-1 (Agricultural District)
North	Vacant – Undeveloped	Low Density Residential	A-1 (Agricultural District)
South	Single Family Residential	Low Density Residential	AR (Single Family Acreage District)
East	Vacant - Undeveloped	**Located in City of Clive	**Located in City of Clive
West	Vacant – Undeveloped	Low Density Residential	A-1 (Agricultural District)

BACKGROUND

The subject property is agricultural property located on the west side of N Warrior Lane and directly north of the Sahu Acres residential subdivision, or approximately 1 ¼ miles north of Hickman Road. Additional agricultural property is located to the north. It is anticipated that a rezoning application for the property to the west will be presented to the City in the next several months. The property to the east is located within the City of Clive. Rezoning of that property has recently occurred for additional residential development.

In order to begin a rezoning process, the applicant is required to provide consent from 50.1% of the surrounding land area within 250 feet of the property that is located within the City of Waukee. The applicant has provided consent totaling 59.74% of the surrounding land area within 250 feet. A rezoning sign was placed on the property on May 13, 2020. Notification to adjacent property owners within the 250 foot radius was mailed on May 15, 2020. To date, staff has received a couple of phone calls but no specific correspondence either for or against the proposed rezoning request.

PROJECT DESCRIPTION

The applicant is requesting rezoning of the approximately 69 acres from A-1 Agricultural District to R-2 One and Two Family Residential District. A concept plan has been prepared for the property, which identifies a general layout and configuration of how the property is proposed to be developed. The concept plan identifies a total of 179 single family lots for an approximate density of 2.6 lots per acre.

The 2040 Imagine Waukee Comprehensive Plan identifies low density residential as the intended use for the subject property. Low density residential is described as typical lot size ranges from 2 to 4 units per acre. The low density residential typology includes predominantly single family detached homes with limited clusters of attached housing types such as duplexes or twin homes.

The bulk regulations for the proposed R-2 zoning district are described below:

Table 1: Standard R-2 requirements.

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

The concept plan indicates a variety of lot types and sizes. Smaller lots with a minimum width of 65 feet are proposed in the northeast corner of the property. The balance of the property would include lots with a minimum width of 70 feet as well as larger single family lots with a minimum width of 80 feet along the southern portion of the property.

Access to the development will be provided from two public street connections along N Warrior Lane. The public street system will extend to the west to provide future connection to property located west of the proposed development. A street extension is also proposed to Little Walnut Creek within Sahu Acres, which will create connectivity between the neighborhoods as well as address Waukee Fire Department concerns regarding emergency access to Sahu Acres. The Waukee City Council in partnership with the City of Clive have included funding within the capital improvements plan for an asphalt overlay project on Warrior Lane from where the pavement ends today north to Meredith Drive. The asphalt overlay project is expected to be completed in 2021.

STAFF RECOMMENDATION

The proposed use and zoning of the property is consistent with the identified future land use plan included within the Imagine Waukee 2040 Comprehensive Plan. Staff would recommend approval of the proposed rezoning request.