



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Autumn Valley – Rezoning

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

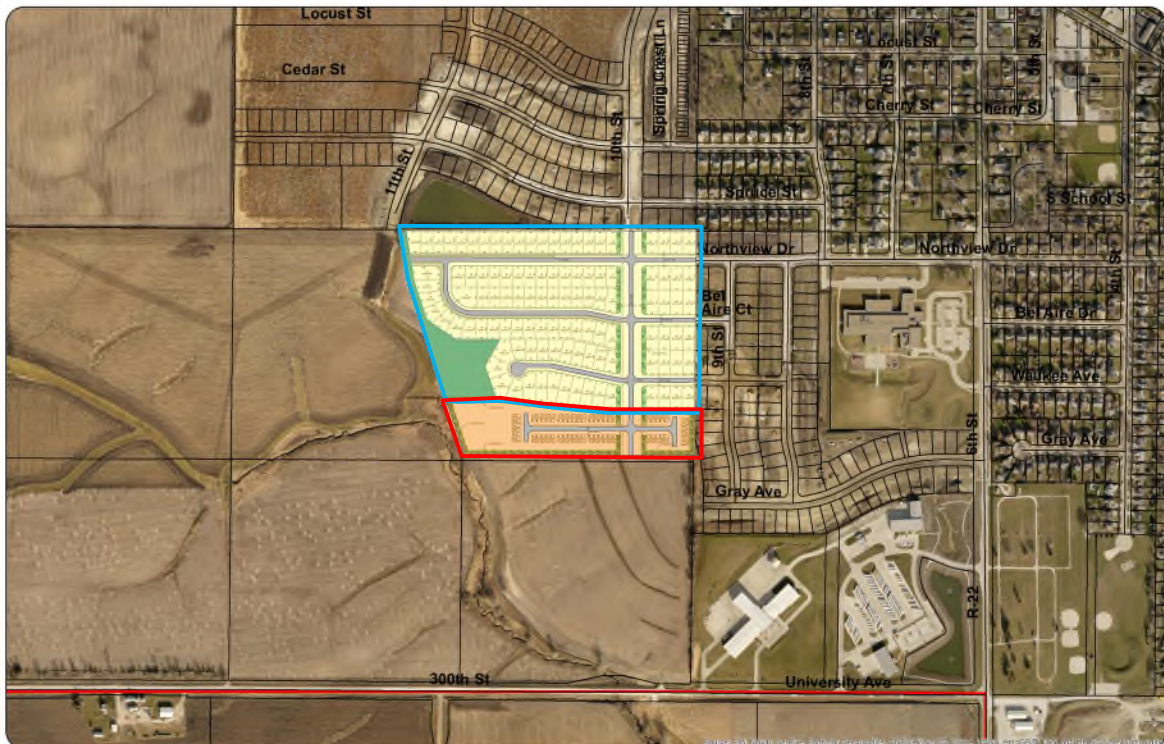
**REPORT DATE:** July 10, 2020

**MEETING DATE:** July 14, 2020

### GENERAL INFORMATION

<b>Applicant:</b>	DR Horton
<b>Owner:</b>	Phillips-Hamilton, Inc.
<b>Owner’s Representative:</b>	Branden Stubbs – Stubbs Engineering
<b>Request:</b>	The applicant is requesting approval of a rezoning for a single family and medium density residential subdivision.
<b>Location and Size:</b>	Property is generally located south of Spruce Street and west of 9 <sup>th</sup> Street, containing approximately 44.88-acres.

### AREA MAP



## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant Property	Single Family Residential & Medium Density Residential	A-1 (Agricultural District)
North	Spring Crest Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
South	Vacant – Undeveloped	Community Commercial & High Density Residential	A-1 (Agricultural District)
East	Clayton Estates Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant - Undeveloped	Single Family Residential	A-1 (Agricultural District)

## BACKGROUND

The subject property is located south of Cedar Street and west of 9<sup>th</sup> Street. The property is 44.8-acres in area and is currently in use for agricultural purposes. The applicant requests that 35.66-acres of the property be rezoned to R-2 (One & Two Family Residential District) for single family development. The remaining 9.22-acres is proposed to be rezoned to R-4 (Row Dwelling & Townhome District) for townhome development.

The applicant has submitted the necessary consent to the rezoning with consent from 57.5% from neighboring property owners for the area proposed to be rezoned. The rezoning sign was placed on the property on July 6, 2020. Notification to adjacent property owners was mailed on July 6, 2020. To date, staff has not received any correspondence either for or against the proposed rezoning.

## PROJECT DESCRIPTION

The concept plan provided indicates 109 lots for single family residential development. The applicant has indicated that the intended price range for the single family homes are between \$250,000 to \$300,000. In addition to the single family lots the concept plan indicates a total of 56 townhome units. The townhome buildings range from five to six units per building. The townhomes are intended to be owner occupied units with a planned price range between \$210,000 to \$220,000. Conceptual elevations of the townhome units have been provided. The townhome units will be subject to site plan review and approval prior to being authorized for construction. A 25-foot landscape buffer will be required along the perimeter of the townhome units to screen from adjacent single family uses.

In addition the planned lots and housing units, the concept plan identifies the extension of a number of public streets, including 10<sup>th</sup> Street, Northview Drive, Bel Aire Court, and Waukee Avenue. Private streets will provide access to the townhome units. A 10-foot trail will be installed on the west side of 10<sup>th</sup> Street and the north side of Northview Drive.

**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)

**Table 2: Standard R-4 requirements.**

Category	Standard R-4 (minimum)
<b>Lot Area</b>	3,500 square feet per unit
<b>Lot Width</b>	20 feet per unit
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet

**COMPREHENSIVE PLAN**

The Imagine Waukee 2040: Comprehensive Plan identifies the subject property as Single Family Residential and Medium Density Residential. Single Family Residential 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. Medium Density Residential is defined as side by side townhome and rowhome products with densities ranging from 4 to 12 units per acre.

**STAFF RECOMMENDATION**

The proposed zoning districts and general locations are consistent with those identified in the Comprehensive Plan. Based on the conformance with the Comprehensive Plan staff recommends approval of the rezoning for Autumn Valley.