



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Bricktowne at Prairie Crossing – Rezoning

PREPARED BY: Brad Deets, Development Services Director

REPORT DATE: August 7, 2020

MEETING DATE: August 11, 2020

GENERAL INFORMATION

Applicant:

Bricktowne Prairie Crossing, LC

Owner:

Alices, LC

Owner's Representative:

Erin Ollendike, Civil Design Advantage

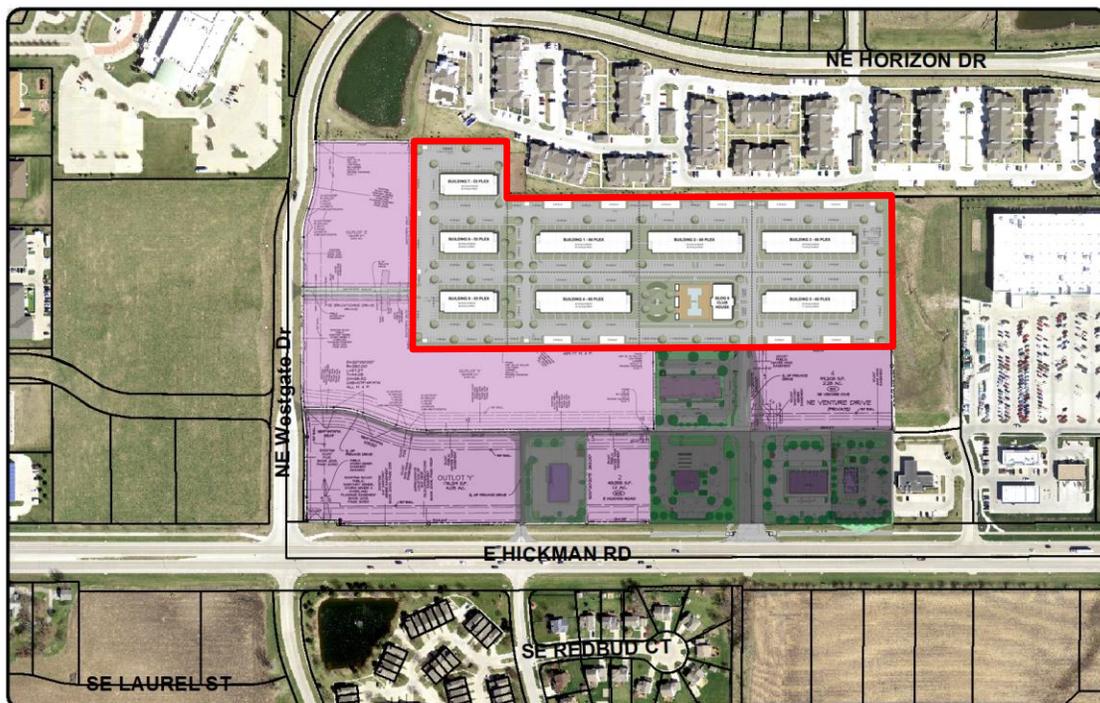
Request:

The applicant is requesting approval of a rezoning for additional multi-family buildings on the project that is currently under construction and known as Bricktowne at Prairie Crossing.

Location and Size:

Property is generally located north of E Hickman Road and east of NE Westgate Drive, containing approximately 14.95-acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the area proposed to be rezoned in **RED**.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Mixed Use	R-3 (Rental Multi-Family Residential)/PD-1 (Planned Development Overlay) and C-1B (Large Scale Commercial)
North	Prairie Grass Apartments	High Density Residential	R-3 (Rental Multi-Family Residential District)
South	Retail	Mixed Use	C-1B (Large Scale Commercial District)
East	Retail/Hy Vee	Community Commercial	C-1B (Large Scale Commercial District)
West	Vacant - Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)

BACKGROUND

The applicant has previously received approval for the rezoning of approximately 11.19 acres for multi-family residential with a Planned Development Overlay in 2018. Construction is currently under way on the first two of a total five residential buildings that when completed will include a total of three hundred residential units. The clubhouse and community amenities are also currently under construction. The applicant is requesting approval to modify the existing development and zoning by adding 3.76 acres to the west of the development currently under construction.

The applicant has submitted the necessary consent to the rezoning with consent from 54% of the neighboring property owners for the area proposed to be rezoned. This allows for the application to move forward for consideration by the Planning and Zoning Commission and City Council without any additional action from the City Council. The rezoning sign has been placed on the property in preparation for the Planning and Zoning Commission Meeting. Notification to adjacent property owners was mailed on August 4, 2020. To date, staff has not received any correspondence either for or against the proposed rezoning.

PROJECT DESCRIPTION

The subject property is located within the Hickman Road Corridor Area. The current zoning for the east 11.19 acres of the property allows for multi-family residential development. At the time, a Planned Development Overlay was created to address density requirements, setbacks and unit square footage. The current project under construction consists of 300 residential units with 270 units being one bedroom and 30 units being two bedroom. The project under construction has a maximum density allowance of 27 units per acre. Discretion was given to the size of the one bedroom units with a minimum of 600 square feet required. In exchange for the changes to the bulk regulations associated with the project, the property owner was required to provide a higher level of design for the project.

The proposed rezoning request includes the addition of 3.76 acres directly west of the current project under construction. The current zoning of the 3.76 acres is C-1B Large Scale Commercial District. The proposed request is to rezone this property to R-3 Rental Multi-Family Residential and to modify the current Planned Development to reflect the addition of what are being called micro and efficiency units into the overall development.

As a part of the rezoning request, the applicant has submitted a conceptual plan for the development of the property. The proposed addition to the development would consist of three additional three-story buildings with each building including a total of 53 units. The proposed units are significantly smaller than what has been proposed within the City in the past. The developer is proposing units ranging in size of 386 square feet (micro units) and 466 square feet (efficiency units).

The applicant has built two other projects within the City of Waukeee as well as many others throughout the Des Moines metro and Ames. He has indicated that his projects appeal to those within the ages of 22 to 35 that are typically single and are typically living on their own for the first time. The feedback that he has received is that there is an interest in smaller units for a lower price with a high level of amenities. He has indicated that the proposed request is based upon tenant feedback and demand.

The Planned Development Overlay has been revised to reflect the additional units proposed. The proposed density for the overall project would increase from 27 units per acre to 31 units per acre. Additionally the smaller square footage and maximum number of units per unit type are reflected within the Overlay. Parking is being proposed at the same ratio as had previously been identified for the original project of two stalls per two-bedroom unit, 1.5 stall per micro, efficiency and one-bedroom unit and visitor parking at a ratio of one stall per five units.

IMAGINE WAUKEE 2040 COMPREHENSIVE PLAN

The Imagine Waukeee 2040 Comprehensive Plan identifies the subject property as being appropriate for mixed use. The intent of the mixed use category is to provide flexibility for property owners and developers to integrate more than one land use within a particular building or development project. Uses can be integrated horizontally by connecting various land uses through the use of sidewalks, trails, streets or other design strategies. The overall goal of mixed use development is to better tie together different land uses within a given project or within a neighborhood and avoid the strict separation of land uses common in traditional suburban development patterns.

The proposed project is consistent with the overall intent of the Comprehensive Plan. The overall density of the project is slightly higher due to the size of the individual units. For example, if the area being added to the overall project included additional one or two bedroom units, the overall density would be less. While the density of this project is higher, it does not necessarily mean that there will be more people within the development as the proposed units are going to appeal to single people versus multiple people living within the same household.

STAFF RECOMMENDATION

Staff would recommend approval of the proposed rezoning request. One of the City Council's priorities over the past two years has included a housing strategy, which among other things is to allow for a variety of different housing styles and price points. The proposed units are not something that has been constructed within Waukeee in the past, however, as a part of the overall Bricktowne project adds variety and additional price points to those already living or wanting to live within the City of Waukeee.