



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Edencrest at Kettlestone – Rezoning

**PREPARED BY:** Andy Kass, Community Development Director

**REPORT DATE:** February 4, 2022

**MEETING DATE:** February 8, 2022

### GENERAL INFORMATION

<b>Applicant:</b>	Hubbell Realty Company
<b>Owner:</b>	HRC, LLC & LOLOWAU, LLC
<b>Owner's Representative:</b>	Ryan Hardisty, P.E. – Civil Design Advantage
<b>Request:</b>	The applicant is requesting approval of a rezoning from A-1 Agricultural District and K-MF Med (Kettlestone Multi-Family Stacked Medium District) to K-MF Med (Kettlestone Multi-Family Stacked Medium District) / PD-1 (Planned Development Overlay)
<b>Location and Size:</b>	Property is generally located east of SE Parkview Crossing Drive and north of SE Tallgrass Lane containing approximately 4.90 acres.

### BACKGROUND

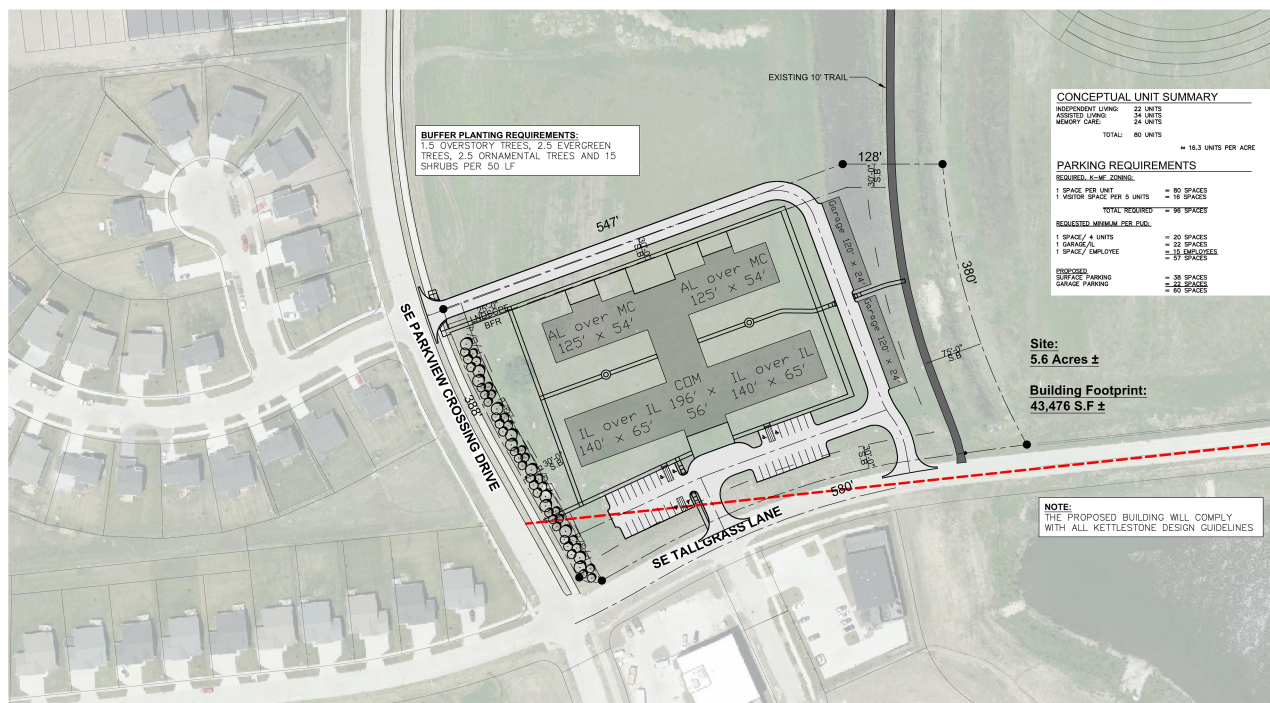
The subject property is located within the Kettlestone Corridor and includes approximately 4.90 acres of property that is generally located west of Grand Prairie Parkway. As a part of the planning and construction of Grand Prairie Parkway, the City invested in the development of the Kettlestone Master Plan to provide a tool for development of the property adjoining both east and west of Grand Prairie Parkway from Interstate 80 to University Avenue. This planning document has been utilized as a guide for the rezoning of various properties over the last five years that adjoin Grand Prairie Parkway. As a part of the master plan process, the City also adopted new zoning districts which were specific for properties located within the Kettlestone Master Plan. Comprehensive design standards were also adopted which detail building placement, parking lot location, building design and architecture, access management and open space components among other things.

The applicant has submitted a rezoning request that includes approximately 4.90 acres proposed to be rezoned to the Kettlestone Multi-Family Medium density district with a Planned Development Overlay. The applicant received 53.86% consent from adjoining property owners within 250-feet of the area proposed to be rezoned.

Notice regarding the rezoning request was mailed to the surrounding property owners on January 28, 2022. Additionally, signs regarding the rezoning date and time for Planning and Zoning Commission and City Council have been placed at various locations where the property adjoins public streets.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Medium Density Residential	A-1 (Agricultural District) & K-MF Med (Kettlestone Multi-Family Stacked Medium District)
North	Vacant - Undeveloped	Medium Density Residential	K-MF High (Kettlestone Multi-Family Stacked High District)
South	Kettlevue Development	Office	K-OF (Kettlestone Office District)
East	Vacant - Undeveloped	Medium Density Residential	K-MF Med (Kettlestone Multi-Family Stacked Medium District), K-MF High (Kettlestone Multi-Family Stacked High District), COS (Conservation & Open Space)
West	Residential	Medium Density Residential & Single Family Residential	R-2 (One and Two Family Residential District) / PD-1 (Planned Development Overlay) and K-MF Row (Kettlestone Multi-Family Rowhouse District)



### Site Concept



@ Kettlestone, Waukee, Iowa

Site Concepts



02.01.2022



**ABOVE:** Concept plan for the property.

## **PROJECT DESCRIPTION**

The proposed concept plan provided with the rezoning application identifies an approximately 43,400 square feet building to be developed on the site. The application indicates that the building will be two stories in height and 40-feet at its highest point. The building would include 80 units for senior living, which is a permitted use within the K-MF Stacked Medium district. The building would include units for independent living (22 units), assisted living (34 units), and memory care (24 units). Surface parking and two (2) garage buildings are shown on the concept plan. The architectural design of the proposed building is unknown at this time; however, it will be subject to the requirements of the Kettlestone Design Guidelines. The applicant has provided some character images of previous Edencrest projects in the Des Moines metro. A 25-foot landscape buffer will be required along the west property line. Two access points from SE Tallgrass Lane and one access point from SE Parkview Crossing Drive are shown on the concept plan. Walking paths and connections to existing trails are shown throughout the site on the concept plan. In addition, the applicant has indicated that additional amenities such as a library, salon, exercise room, lounge, and community room are planned for the proposed facility.

The applicant has requested a planned development overlay to account for some of the unique aspects related to senior living centers that do not fit within the underlying K-MF-Stacked Medium zoning. The applicant has requested to increase the allowed density from 14 units per acre to a maximum of 18 units per acre. As proposed, the density of the concept plan is 16.3 units per acre. In addition, the applicant has requested a deviation from the minimum square footage requirement of 600 square feet per unit because units intended for assisted living and memory care do not require facilities that would otherwise be provided in a typical apartment of independent living unit. The proposed square footage for an independent unit is 370 square feet and the proposed square footage for a memory care unit is 340 square feet. Lastly, the applicant proposes to reduce the number of parking spaces required. If the normal parking space requirements were applied, 82 parking spaces would be required. Due to the nature of this facility including memory care and assisted living, the need for parking is not as great as it would be if the units were all independent units. The applicant has proposed to provide 68 parking spaces.

## **COMPREHENSIVE PLAN**

The subject property is classified as Multi-Family Stacked Medium in the Kettlestone Master Plan. This classification is defined as dwellings attached vertically or horizontally with densities in the 8 to 14 units per acre range. The proposed use of the property is an allowed use of the existing zoning and is consistent with the description of the land use classification. The nature of the types of units provided adds to the overall density. Staff is comfortable with the proposed density. The proposed density is no greater than the standard R-3 zoning district that can be found throughout other areas of the city and is not as great as the allowed 24 units per acre in the K-MF Stacked High Density district.

## **STAFF RECOMMENDATION**

The proposed rezoning request is generally consistent with the approved Kettlestone Master Plan and Kettlestone Design Guidelines and staff would recommend approval. The property included within the rezoning will be required to go through platting and site plan approval process prior to any individual development within the property.