



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Stratford Crossing Plat 1 Outlot W – **PREPARED BY:** Andy Kass AICP, Community Development Director  
Rezoning

**REPORT DATE:** February 18, 2022

**MEETING DATE:** February 23, 2022

### GENERAL INFORMATION

**Applicant:** Stratford Crossing, LLC

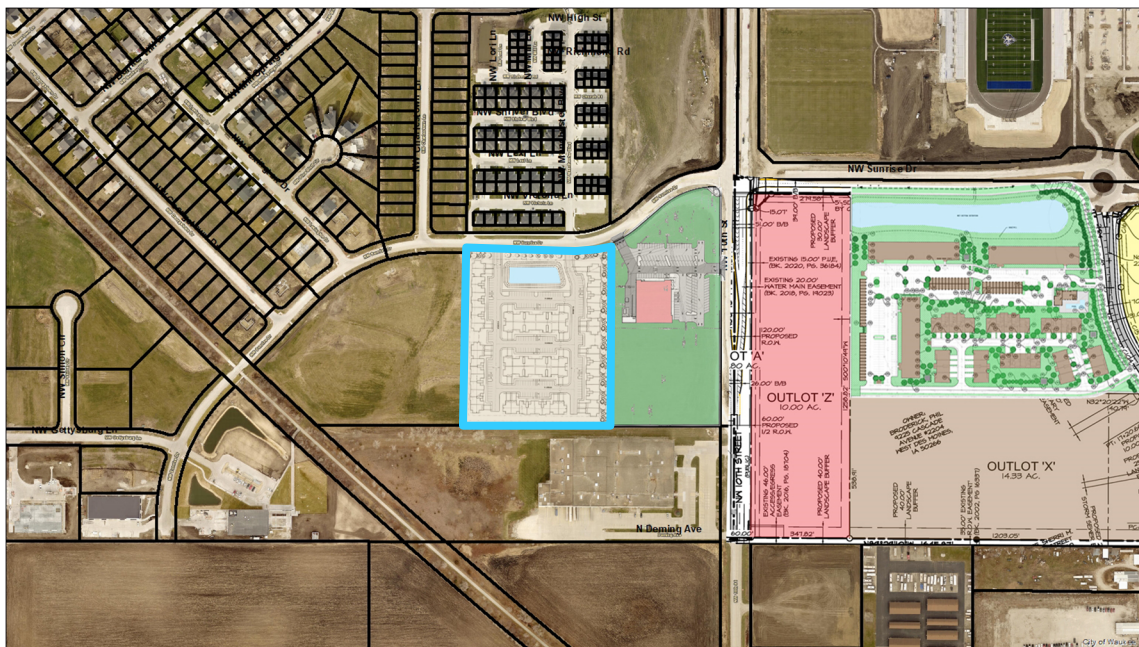
**Owner:** Stratford Crossing, LLC

**Owner's Representative:** Erin Ollendike, PE – Civil Design Advantage

**Request:** The applicant is requesting approval of a rezoning for a multi-family residential subdivision.

**Location and Size:** Property is generally located south of NW Sunrise Drive and west of NW 10<sup>th</sup> Street, containing approximately 7.54-acres.

### AREA MAP



**ABOVE LEFT:** Concept plan of the development identifying the area proposed to be rezoned. The area outlined in **BLUE** is the area proposed to be rezoned.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Light Industrial Office	C-1 (Community & Highway Service Commercial District)
North	Stratford Crossing Townhomes	Medium Density Residential / Light Industrial Office	R-4 (Row Dwelling & Townhome District)
South	Quad Graphics	Light Industrial Office	M-1A (Limited Industrial District)
East	Vacant - Undeveloped	Light Industrial Office	C-1 (Community & Highway Service Commercial District)
West	Vacant - Undeveloped	Light Industrial Office	R-3 (Multi-Family Res

## BACKGROUND

The subject property is located south of NW Sunrise Drive and west of NW 10<sup>th</sup> Street. The property was originally zoned in 2017 as part of the initial Stratford Crossing rezoning and was subsequently platted as an outlot with Stratford Crossing Plat I. The applicant and property owner request to rezone the property from C-1 to R-3 for a multi-family residential development.

The applicant has submitted consent from 43.79% of property owners within 250-feet of the property to be rezoned. Notification to adjacent property owners was mailed on February 11, 2022. The rezoning signs were placed on the property by the February 14, 2022 deadline. Staff has not received any correspondence regarding this request.

## PROJECT DESCRIPTION

The concept plan provided shows seven multi-family buildings to be located on the property. The total amount of units identified is 112 units. Elevations of the buildings have been provided. The buildings are shown to be two-story in height with some units having an attached garage. Surface parking for the units is shown throughout the site. All proposed units are intended to be rental units. A 30-foot landscape buffer is shown on the north and east sides of the property. Bulk regulations of the R-3 district are provided in Table I below.

**Table I: Standard R-3 requirements.**

Category	R-3 (minimum)
<b>Lot Area</b>	No Minimum
<b>Lot Width</b>	75 feet
<b>Front Yard Setback</b>	30 feet
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)
<b>Building Separation</b>	40 feet

Access to the property is provided via NW Sunrise Drive. Two access points are shown to the site. Stormwater detention is shown to be accommodated in a pond on the north side of the site. Sanitary sewer and water main are available to the site.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 1.27-acres based upon the number of units shown on the concept plan.

### **COMPREHENSIVE PLAN**

The subject property is classified as Light Industrial Office in the Imagine Waukee 2040 Comprehensive Plan. Light Industry Office is defined as showroom, flex space, and manufacturing space. The current classification was adopted after the initial zoning of the Stratford Crossing neighborhood. The proposed rezoning to R-3, is generally more compatible with the existing townhome development to the north and the R-3 zoning to the west. The proposed density of 14.85 units per acre is consistent with the density allowed in the High-Density Residential classification. In addition, there is still ample commercially zoned property within other portions of the Stratford Crossing development to satisfy future commercial/retail needs of the neighborhood.

### **STAFF RECOMMENDATION**

The proposed zoning district is generally consistent with the land uses identified in the Comprehensive Plan. Based on the conformance with the Comprehensive Plan staff recommends approval of the rezoning for Stratford Crossing Plat I Outlot W.