



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: RealtyLink - Rezoning

PREPARED BY: Andy Kass AICP, Community Development Director

REPORT DATE: February 18, 2022

MEETING DATE: February 23, 2022

GENERAL INFORMATION

Applicant:

IA Waukee NW 2nd, LLC

Owner:

Waukee Crossing, LLC

Owner's Representative:

ED Arp, PLA – Civil Engineering Consultants

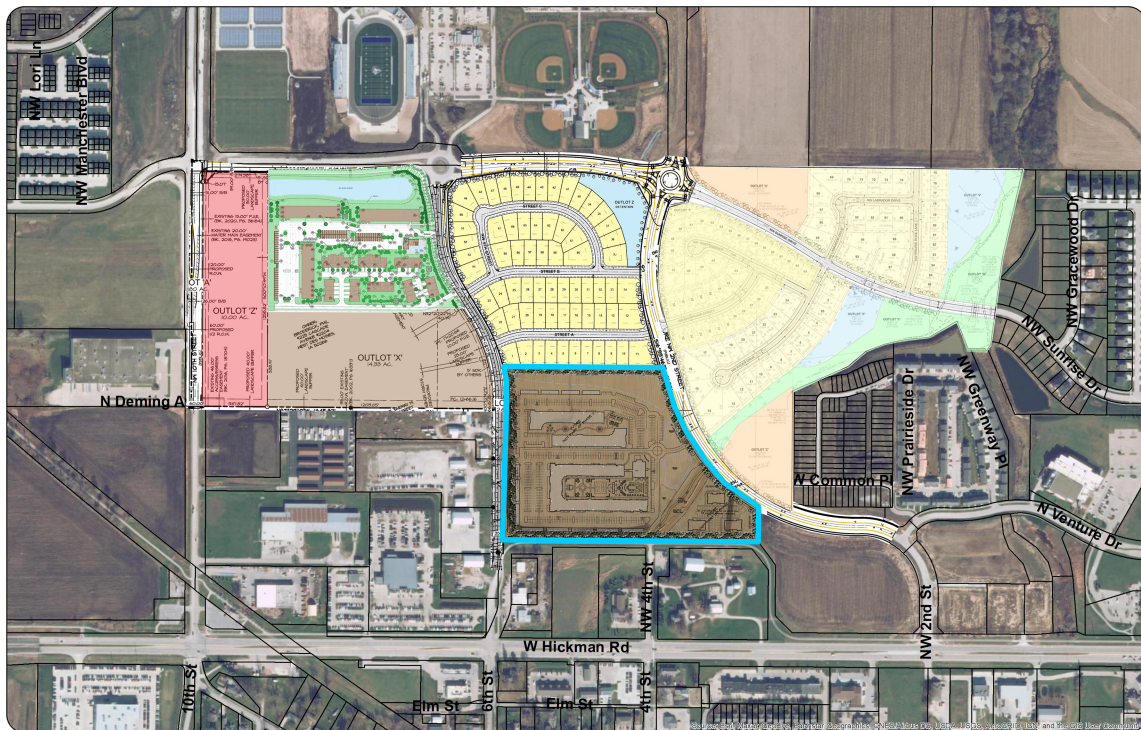
Request:

The applicant is requesting approval of a rezoning for a multi-family residential development.

Location and Size:

Property is generally located west of NW 2nd Street and north of Hickman Road, containing approximately 23-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	Single Family Residential & Medium Density Residential	R-4 (Row Dwelling & Townhome District)
North	Proposed Converge NW project	Single Family Residential	R-3 (Multi-Family Residential District)
South	Agricultural / Commercial	Mixed Use Corridor	A-1 (Agricultural District) & C-1 (Community & Highway Service Commercial District)
East	Vacant – Undeveloped	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District)
West	Shottenkirk / Northway Pump	Medium Density Residential	M-1A (Limited Industrial District)

BACKGROUND

The subject property is located north of Hickman Road and west of NW 2nd Street. The property was zoned in 2021 as part of the larger Waukee Crossing Plat 2 rezoning request. The applicant requests to rezone the property from R-4 to R-3/PD-I for a multi-family residential development.

The applicant has submitted consent from 67.02% 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 identifies three (3) apartment buildings and three (3) two-story villa buildings. Two phases of development are shown. Phase I includes the largest apartment building being constructed. A total of 279 units are to be included within the Phase I building. The Phase I building is a four-story building that is 55-feet in height. The apartment buildings shown within Phase II could have up to 224 units combined. In addition, to the apartment buildings, the villa style buildings would have a total of 33 units combined. The total unit count between the two phases is 539 units which is a density of 23.26 units per acre. For the apartment buildings units would consist of studios, one-bedroom, and two-bedroom units. All proposed units would be rental units. As part of the project, the applicant intends to provide several amenities that would be available to the residents of the complex to utilize. The amenities would include a pool, fitness center, workspaces, dog park, walking paths, sport courts, and other outdoor amenities. Landscape buffers will be required along all sides of the property.

Table 1: Standard R-3 requirements.

Category	M-I (minimum)
Lot Area	No Minimum
Lot Width	75 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total
Building Separation	40 feet
Maximum Height	45 feet
Maximum Density	18 units per acre

Access to the property is shown to be provided from NW 2nd Street and NW 6th Street. The developer of Waukee Crossing Plat 2 is in the process of constructing NW 6th Street. The developer of Waukee Crossing Plat 2 is also in the process of installing the utilities that will serve the proposed development.

Parkland dedication requirements would apply to the proposed development due to its residential nature. Based on the number of units proposed 6.13-acres would be required to be dedicated to the City. The concept plan does not identify any public parkland, however, there may be opportunities such as a trail connection through the site that may satisfy a portion of the parkland dedication requirements. The applicant would need to propose an alternative way to satisfy any outstanding dedication.

The proposed use of the property is allowed within the R-3 zoning district, however, there are some components that do not fit within the limits of the R-3 district. The applicant has requested a planned development overlay to accommodate the following aspects of the proposed project:

- Building height of 55-feet (45-feet maximum in the R-3).
- Density of 24 dwelling units per acre (18 dwelling units per acre in the R-3)
- Unit square footage for studio units to be less than 600 square feet. The smallest unit proposed is 508 square feet.

The attached Planned Development document includes these provisions as well as other provisions related to the development of the overall site.

COMPREHENSIVE PLAN

The subject property is primarily classified as Medium Density Residential which is classified as townhome and row home products that are 4 to 12 units per acre in density. While the density proposed is not within the range of the land use classification, the proposed housing options provides an alternative housing option for the Waukee Crossing neighborhood and the City of Waukee. In addition, the amount of amenities provided is a unique aspect to the overall project that has not traditionally been done in previous multi-family residential projects.

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 RealtyLink.