



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Indi Run Plat 4 – Rezoning

PREPARED BY: Andy Kass AICP, Community Development Director

REPORT DATE: February 18, 2022

MEETING DATE: February 23, 2022

GENERAL INFORMATION

Applicant: Solid Ground, LLC

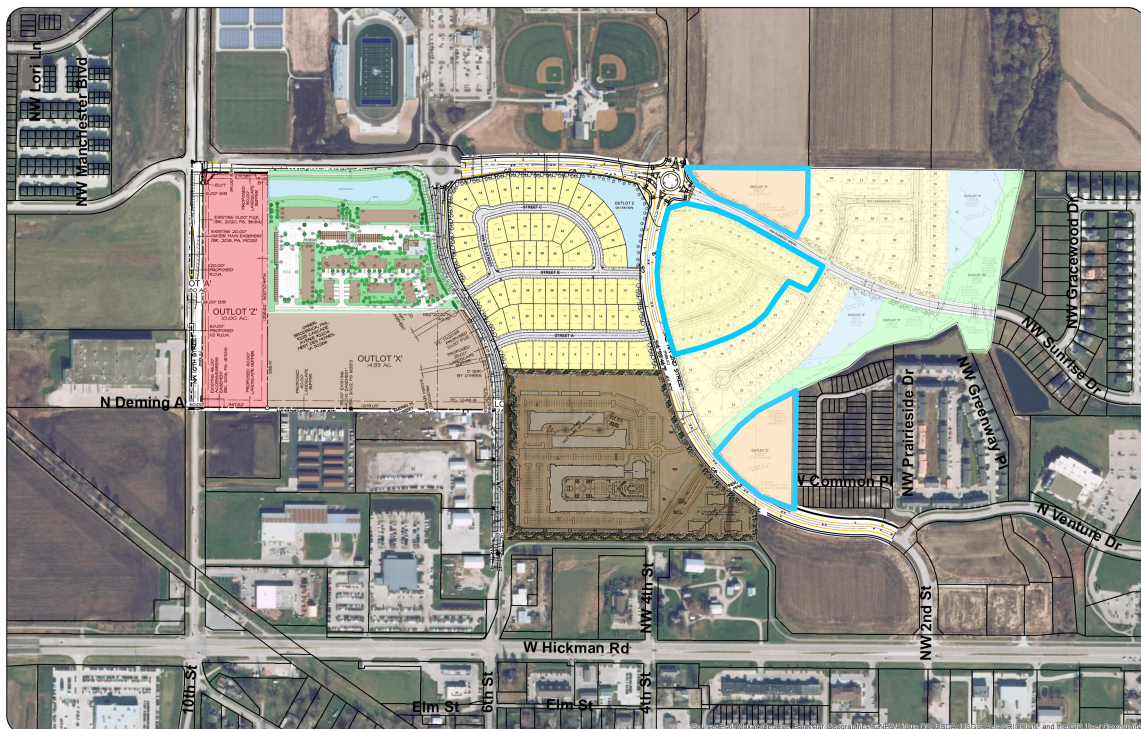
Owner: Phillip E Broderick, LLC & Charlotte R Broderick, LLC

Owner’s Representative: Doug Mandernach – Civil Design Advantage

Request: The applicant is requesting approval of a rezoning for a single-family and medium density residential subdivision.

Location and Size: Property is generally located north of Hickman Road and east of NW 2nd Street, containing approximately 16.54-acres.

AREA MAP



ABOVE LEFT: Concept plan of the development identifying the area proposed to be rezoned. The areas outlined in **BLUE** are the areas 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 / Open Space	R-2 (One & Two Family Residential)
North	Prairie Rose	Single Family Residential	R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay) & R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Medium Density Residential	R-4 (Row Dwelling & Townhome District)
East	Commons at Greenway & Indi Run Plats 1 – 3	Single Family Residential / Medium Density Residential	R-2 (One & Two Family Residential) & R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
West	Waukee Crossing Plat 2	Single Family Residential / Medium Density Residential	R-2 (One & Two Family Residential) & R-4 (Row Dwelling & Townhome 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 portions of the property from R-2 to R-2/PD-1 (9.74-acres), R-2 to R-4 (3.59-acres) and R-2 to R-4 (3.21-acres). The areas outside of the rezoning are proposed to remain R-2 zoned.

The applicant has submitted consent from greater than 50% 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 83 single family lots and 12 two-family (duplex) lots. Lots 25 – 64 shown on the concept plan are the lots proposed to be zoned R-2/PD-1. Tables 1 and 2 below summarize the standards for the R-2 and proposed R-2/PD-1 districts. Outlots U and Z are the two areas proposed to be rezoned from R-2 to R-4. It is anticipated that Outlot U will be combined with a proposed townhome project to the north. Outlot Z could also be combined with the existing townhome project to the east. Landscape buffers will be required along all lots that abut NW 2nd Street and NW Sunrise Drive. Landscape buffers will be required along the portions proposed to be rezoned to R-4 where they would abut R-2 zoning.

Table 1: Standard R-2 requirements.

Category	Standard R-2 (minimum)
Lot Area	8,000 square feet per
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet (total)

Table 2: Proposed R-2/PD-I requirements.

Category	Standard R-2/PD-I (minimum)
Lot Area	6,000 square feet per
Lot Width	50 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet (total)

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width, area, and depth. In addition to the relaxed bulk regulations, the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;
- Minimum of 1,100 square feet for a single story home and 1,400 square feet for a two story home;
- Adjacent lots cannot share the same building elevation;
- Minimum of 25% stone, brick, or stucco on the front of the home facing the public street;
- Vinyl siding is prohibited; and
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

Multiple public street extensions would occur as part of this development. NW Sunrise Drive would be extended from the east and connect to the roundabout at the intersection with NW 2nd Street. It is anticipated that a 10-foot trail will be installed along the north side of NW Sunrise Drive. Public sanitary sewer and water main will serve the proposed development. Stormwater detention is shown to be provided within Outlots T, W, and X.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 3.03-acres. Outlot Y (4.06-acres) and Outlot W (2.83) acres are identified as potential parkland dedication.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential in the Imagine Waukee 2040: Comprehensive Plan. 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. The proposed density of the small lot single family single-family portion of the rezoning request would be approximately 4 units per acre. In addition, the concept demonstrates a variety of lots sizes for homes to be built upon. The development will also provide varying price points for homebuyers. A portion of the property is also identified as Medium Density Residential, which is defined as a variety of attached side-by-side townhome and row home products with densities ranging from 4 to 12 units per acre.

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 Indi Run Plat 4.