



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: West Light - Rezoning

PREPARED BY: Andy Kass AICP, Community Development Director

REPORT DATE: March 4, 2022

MEETING DATE: March 8, 2022

GENERAL INFORMATION

Applicant:

Caliber Iowa, LLC

Owner:

Caliber Iowa, LLC

Owner's Representative:

Korey Marsh, PE – Snyder & Associates

Request:

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

Location and Size:

Property is generally located east of NE Alice's Road and north of Hickman Road, containing approximately 7.89-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	Mixed Use Corridor	A-1 (Agricultural District) & C-1 (Community & Highway Service Commercial District)
North	Vacant - Undeveloped	City of Clive	City of Clive
South	Shoppes at Williams Pointe	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
East	Commercial / Vacant	City of Clive	City of Clive
West	Vacant - Undeveloped	Mixed Use Corridor	A-1 (Agricultural District)

BACKGROUND

The subject property is located north of Hickman Road and east of NE Alice’s Road. In 2015, approximately 1-acre of the norther portion of this property was rezoned to C-1 to allow for the construction of a cell tower. The tower was never constructed. The applicant now requests to rezone the entire parcel to construct a multi-family residential building.

The applicant has submitted consent from 55.44% of property owners within 250-feet of the property to be rezoned. Notification to adjacent property owners was mailed on February 25, 2022. The rezoning signs were placed on the property by the February 28, 2022 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided identifies one (1) 42,500 square foot apartment building on the site. The apartment building is proposed to be four (4) stories / 56-feet in height and will include underground parking. The project is planned to be constructed in one phase. A total of 172 units are to be included within the building. The building will feature studio, one-bedroom, and two-bedroom units. All proposed units are intended to 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 utilizes. The amenities would include a roof-top pool and sundeck, fitness center, pickleball courts, and other outdoor amenities.

Table 1: Standard R-3 requirements.

Category	R-3 (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 Hickman Road. Future access will be provided across the property to the west.

Parkland dedication requirements would apply to the proposed development due to its residential nature. Based on the number of units proposed 1.95-acres would be required to be dedicated to the City. The concept plan does not identify any public parkland.

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 56-feet (45-feet maximum in the R-3).
- Density of 22 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 376 square feet. A total of seven (7) studios are shown.

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 identified as Mixed-Use Corridor which is classified as a mixture of office, retail, or residential land uses in areas along key transportation corridors and between key nodes. The designation is further defined by buildings between 20,000 square feet and 100,000 square feet in area. Residential components may range from 8 to 25 units per acre within this land use classification. The proposed project would be located along Hickman Road which is a key transportation corridor within Waukee and is east of a key node of Hickman Road and Alice's Road. Anticipated future commercial development to the west will provide opportunity for commercial development within the area. The proposed density of 22 units per acre is within the range provided for the land use classification.

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 West Light.