



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Broderick Property – Rezoning

**PREPARED BY:** Bill Mettee, Planner

**REPORT DATE:** March 25, 2022

**MEETING DATE:** March 29, 2022

### GENERAL INFORMATION

**Applicant/Owner:**

Broderick Holdings, LLC

**Owner’s Representative:**

Joel Romey, PLS, Raccoon Valley Land Surveying

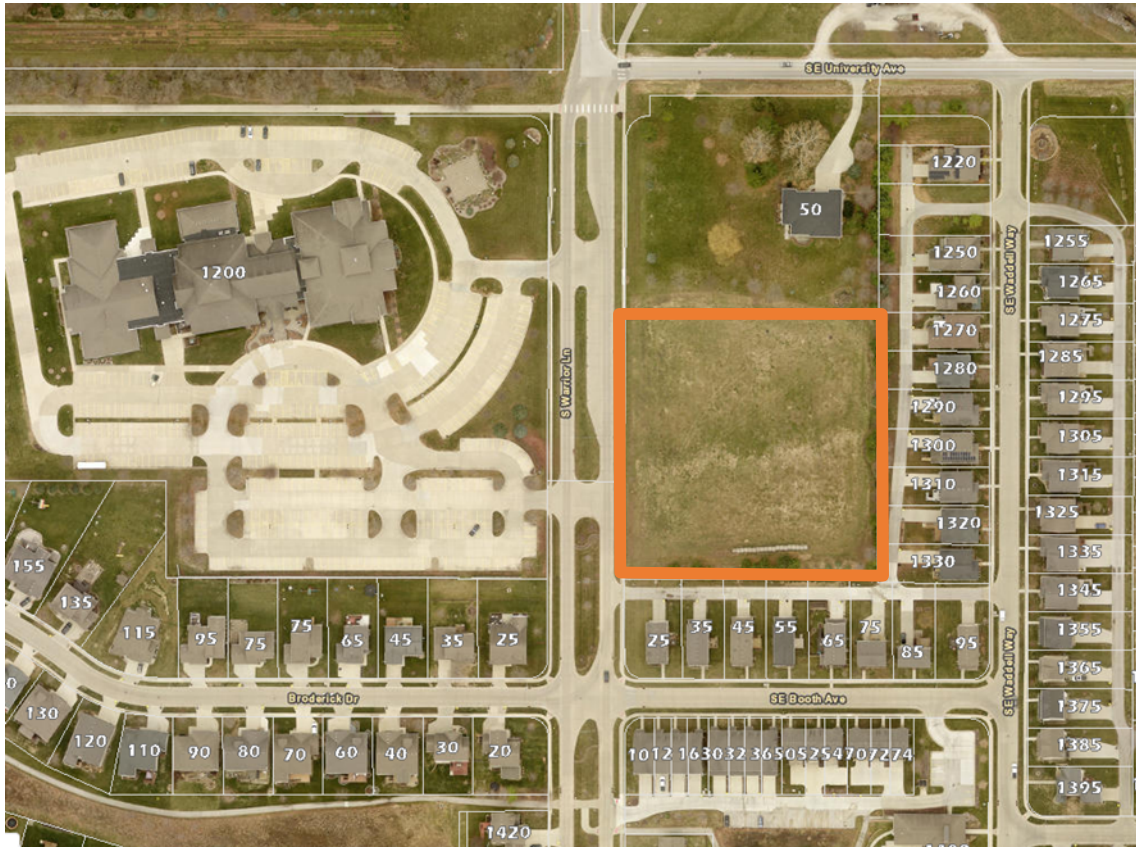
**Request:**

The applicant is requesting approval of a rezoning of their property from A-1 Agricultural & R-1 / PD-1 to R-1 Single-Family Residential.

**Location and Size:**

Property is generally located south of SE University Avenue and east of South Warrior Lane, containing approximately 2.61-acres.

### AREA MAP



**ABOVE LEFT:** Aerial of Property identifying the proposed plat (outlined in **ORANGE**).

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Lot	Single-Family Residential	A-1 (Agricultural District) & R-1 / PD-1 Single-Family Residential with a Planned Development Overlay
North	Single Family Residential	Single-Family Residential	A-1 (Agricultural District)
South	Single-Family Residential	Single-Family Residential	R-1 / PD-1 (Single Family Residential District) (Planned Development)
East	Single-Family Residential	Single-Family Residential	R-1 / PD-1 (Single Family Residential District) (Planned Development)
West	St. Boniface Church of Waukee	Institutional	A-1 (Agricultural District) & R-1 / PD-1 (Single-Family Residential) (Planned Development)

**BACKGROUND & PROJECT DESCRIPTION**

The subject property is located on the east side of South Warrior Lane between SE Booth Avenue and SE University Avenue. The property is currently zoned A-1 (Agricultural) and R-1 / PD-1 (Single-Family Residential / Planned Development Overlay). The applicant wishes to construct a single-family residence and has proposed rezoning the entire parcel to R-1 (Single-Family Residential). The parcel is 2.61-acres in size and approximately 113,696-square feet. The size of the lot is in conformance with the proposed use.

Specifically, the minimum requirements for lots within the existing and proposed zoning districts are as follows:

**Table 1: Standard R-1 requirements in comparison to the A-1 District.**

Category	Standard A-1 (minimum)	Proposed R-1 (minimum)
<b>Lot Area</b>	5-acres	10,000-square feet
<b>Lot Width</b>	200-feet	80 feet
<b>Yard Depths   Setbacks</b>	Front: 75-feet   Side: 50-feet total, minimum of 20-feet on one side   Rear: 50-feet	Front: 30-feet   Side: 15-feet total, minimum of 7-feet on one side   Rear: 30-feet

The applicant has submitted the necessary consent (59.10%) to the rezoning. Notification to adjacent property owners was mailed on March 10, 2022. To date, staff has not received any correspondence either for or against the proposed rezoning. A sign notifying the traveling public was required to be placed on site no later than March 21, 2022.

**COMPREHENSIVE PLAN**

**Low Density Residential:** This land use typology captures the traditional forms of single-family housing found in Waukee. Typical lot sizes range from 8,000-square feet to 0.50-acres with an average density of 2 to 4-units per acre.

The subject property is slightly larger than the typical Low-Density Residential area and will offer a density of approximately 1-unit per two acres.

**STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request.