



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Fox Creek Meadows – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: May 20, 2022

MEETING DATE: May 24, 2022

GENERAL INFORMATION

Owner/Applicant:

Fox Creek Meadows, LLC

Owner's Representative:

Jared Murray, PE – Civil Design Advantage

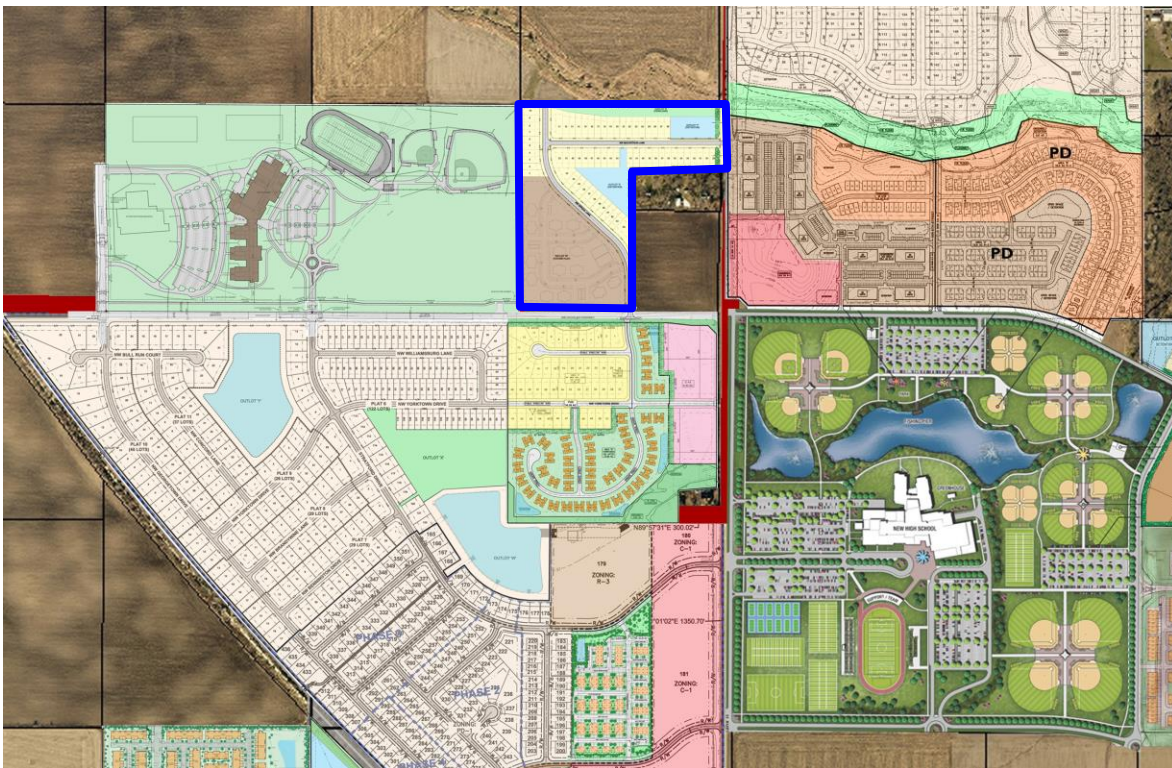
Request:

The applicant is requesting approval of a rezoning for a two-family (duplex) residential and multi-family residential development.

Location and Size:

Property is generally located west of NW 10th Street and north of NW Douglas Pkwy, containing approximately 25.62-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 Property	Single Family Residential	A-1 (Agricultural District)
North	Vacant Property	Single Family Residential / Open Space	A-1 (Agricultural District)
South	Vacant Property (Alder Point)	Single Family Residential / Medium Density Residential	R-2 / PD-1 (One & Two Family Residential District / Planned Development Overlay), R-4 / PD-1 (Row Dwelling & Townhome Dwelling District / Planned Development Overlay) and C-1A (Neighborhood Commercial District)
East	Triumph Park (City Park) and Northwest High School	Institutional	A-1 (Agricultural District)
West	Waukee Community School District 8/9 Building	Single Family Residential	A-1 (Agricultural District)

BACKGROUND

The subject property is located west of NW 10th Street and north of NW Douglas Parkway. The property is 25.62-acres in area and is currently vacant land. This property was recently annexed into the City. The applicant requests to rezone portions of the property from A-1 to R-2 (15.46-acres) and A-1 to R-3 (10.17-acres).

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 May 13, 2022. The rezoning sign was placed on the property by the May 16, 2022 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows 64 two-family (duplex) lots and one outlot (Outlot W) for future multi-family residential development. Lots 1 – 64 shown on the concept plan are lots proposed to be zoned R-2 and Outlot W shown on the concept plan is proposed to be zoned R-3. Outlots Y and X are intended for stormwater detention and Outlot Z is intended for parkland. A 25-ft landscape buffer will be provided along the east side of the development to provide screening from NW 10th Street. Landscape buffers will be required along the portions proposed to be rezoned to R-3 where they would abut R-2 zoning and also along NW Douglas Parkway.

Tables 1 and 2 below summarize the standards for the R-2 and the R-3 districts.

Table 1: Standard R-2 requirements.

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

Table 2: Standard R-3 requirements.

Category	Standard R-3 (minimum)
Lot Width	75 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet (Dwelling) 40 feet (Other Principal Permitted Uses)
Side Yard Setback	15 feet (total)
Maximum Height	3 Stories or 45 feet

Two new public streets would be provided as part of this development. A 10-ft wide trail will be provided along NW Sproul Lane. Public sanitary sewer and water main will serve the proposed development. Stormwater detention is shown to be provided within Outlots Y and X.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is approximately 3.53-acres. The applicant intends to provide 0.88 acres of parkland along the north side of the development within the floodplain (Outlot Z) and the remaining parkland required will be provided with a fee in lieu of.

COMPREHENSIVE PLAN

The Imagine Waukeee 2040: Comprehensive Plan identifies the subject property as Single Family Residential. 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 duplex lots within the proposed R-2 zoning district are approximately 4 units per acre.

Although the proposed rezoning to R-3, Multi-Family Residential, is not consistent with the Comprehensive Plan, staff is comfortable with the proposal as the proposed densities will be consistent with surrounding land uses. With the schools nearby, it will provide a variety of housing options for the area.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning for Fox Creek Meadows.