



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Petersen Townhomes – Rezoning

**PREPARED BY:** Andy Kass AICP, Community Development Director

**REPORT DATE:** June 10, 2022

**MEETING DATE:** June 14, 2022

### GENERAL INFORMATION

**Applicant:** Hubbell Realty Company

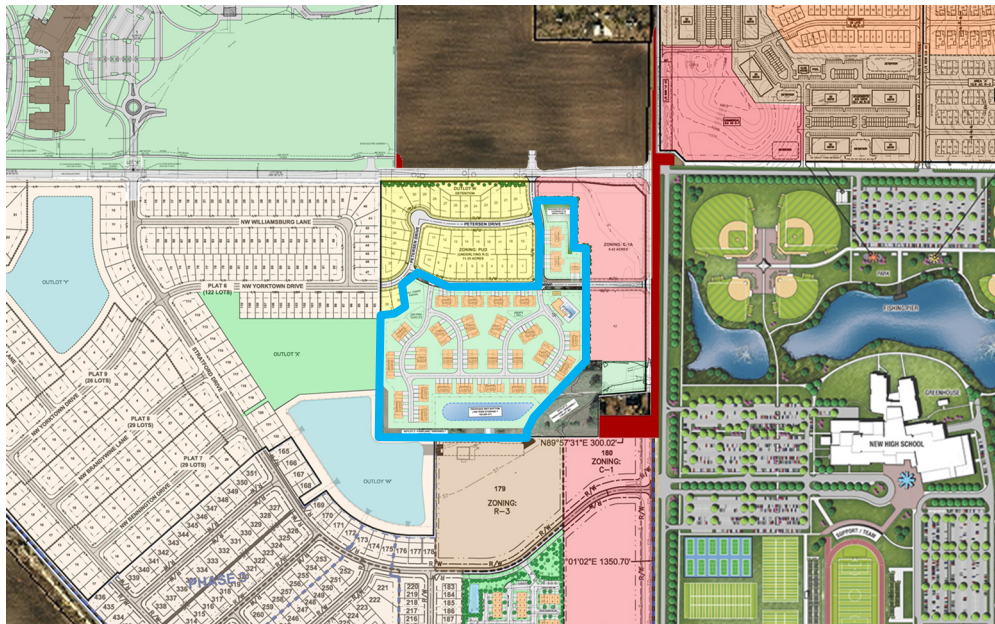
**Owner:** HRC Alder Point, LLC

**Owner’s Representative:** Ryan Hardisty, PE – Civil Design Advantage

**Request:** The applicant is requesting approval of a rezoning for a townhome development

**Location and Size:** Property is generally located south of NW Douglas Parkway and west of NW 10<sup>th</sup> Street, containing approximately 20.96-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, & Open Space | R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay) & R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay) |
| North                | Undeveloped                   | Single Family Residential                                           | A-1 (Agricultural District)                                                                                                                                    |
| South                | Stratford Crossing            | Medium Density Residential & Open Space                             | R-3 (Multi-Family Residential District) & C-1 (Community & Highway Service District)                                                                           |
| East                 | Triumph Park / NW High School | Institutional                                                       | A-1 (Agricultural District)                                                                                                                                    |
| West                 | Stratford Crossing            | Single Family Residential                                           | R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)                                                                               |

**BACKGROUND**

The subject property is located south of NW Douglas Parkway and west of NW 10<sup>th</sup> Street. The property is approximately 20.96-acres in area and is currently in agricultural use. The applicant and property owner request that 20.96-acres of the property be rezoned from R-2/PD-1 and R-4/PD-1 to R-4/PD-1. The subject property was originally rezoned in Fall 2021, however, due to some existing site constraints, the layout for the development and zoning is proposed to be revised. In May 2022, the Commission reviewed and approved a preliminary plat for Alder Point, which is the single-family portion of the property.

The applicant has submitted consent from 69.17% of property owners within 250-feet of the area proposed to be rezoned. Notification to adjacent property owners was mailed on June 3, 2022. The rezoning sign was placed on the property by the June 6, 2022, deadline. Staff has not received any correspondence regarding this request.

**PROJECT DESCRIPTION**

The concept plan identifies 114 potential townhome units within the area proposed to be zoned R-4/PD-1. A limited amount of the units will be access from private streets. The remaining units would be accessed from internal private streets. Due to some of the unique characteristics of the proposed development, a planned development overlay has been requested. Table I below outlines the bulk regulations for the development. The Planned Development Agreement requires the following provisions for the PD areas:

**R-4/PD-1**

- Minimum two car garage along units facing public streets, one-car garages are allowed along private streets;
- Adjacent buildings must incorporate different materials and/or colors;
- Minimum of 20% stone, brick, or stucco on the front of the home facing the street;
- Specific requirements for the use of vinyl siding (0.042-inch thickness);
- An outdoor space for each unit shall be provided;
- Attached and detached townhomes are allowed.

**Table 1: Standard R-4 requirements and proposed R-4/PD-I requirements.**

| Category                  | Standard R-2/PD-I (minimum) | Proposed R-4/PD-I                                          |
|---------------------------|-----------------------------|------------------------------------------------------------|
| <b>Lot Area</b>           | 3,500 square feet per unit  | 3,500 square feet per unit                                 |
| <b>Lot Width</b>          | 20 feet                     | 20 feet                                                    |
| <b>Front Yard Setback</b> | 30 feet                     | 30-feet along public street / 25 feet along private street |
| <b>Rear Yard Setback</b>  | 30 feet                     | 30 feet                                                    |
| <b>Side Yard Setback</b>  | 10 feet (total)             | 12 feet                                                    |

A number of public street extensions would occur as part of this development. Two main collector streets would provide primary access in and out of the development. Streets within the townhome portion would be private streets. Previously, the Commission reviewed and approved a preliminary plat for Alder Point, which is the single-family portion of the property that will construct the public streets.

Public utilities are available to service the proposed development. Stormwater management is shown to be provided in a basin on the south side of the property.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 2.42-acres. The Greenbelt area shown on the south side of the property is shown to be 3.59-acres in area. The applicant proposes to dedicate this area to the City for parkland. An existing pedestrian underpass was installed as part of the improvements to NW 10<sup>th</sup> Street. The intent of the City would be to install a trail through this greenbelt and connect to the underpass. Further trail extensions will occur to the west and into the parkland located within Stratford Crossing.

**COMPREHENSIVE PLAN**

The subject property is classified as Single Family Residential, Medium Density Residential, and Open Space in the Imagine Waukee 2040: Comprehensive Plan. The comprehensive plan defines the referenced land use classifications as follows:

- 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.
- Medium Density Residential 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.
- Open Space is defined as areas intended for park development or open space conservation.

The densities of the three townhome areas proposed is 5.4 units per acre which is within the range identified in the Comprehensive Plan and under the maximum allowed of 12 units per acre within the R-4 district. The areas to be dedicated to the City for parkland dedication purposes are consistent with those areas identified as Open Space on the Future Land Use Map. The subject property was included as part of the overall Northwest Neighborhood Master Plan that was approved in early 2022. The Master Plan identified the property for townhome development. The proposed zoning is consistent with the neighborhood plan as well.

**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 the Petersen Townhomes.