



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Launch Townhomes at Kettlestone – Rezoning      **PREPARED BY:** Andy Kass AICP, Community Development Director

**REPORT DATE:** June 24, 2022

**MEETING DATE:** June 28, 2022

### GENERAL INFORMATION

**Applicant:** NJREC, Inc.

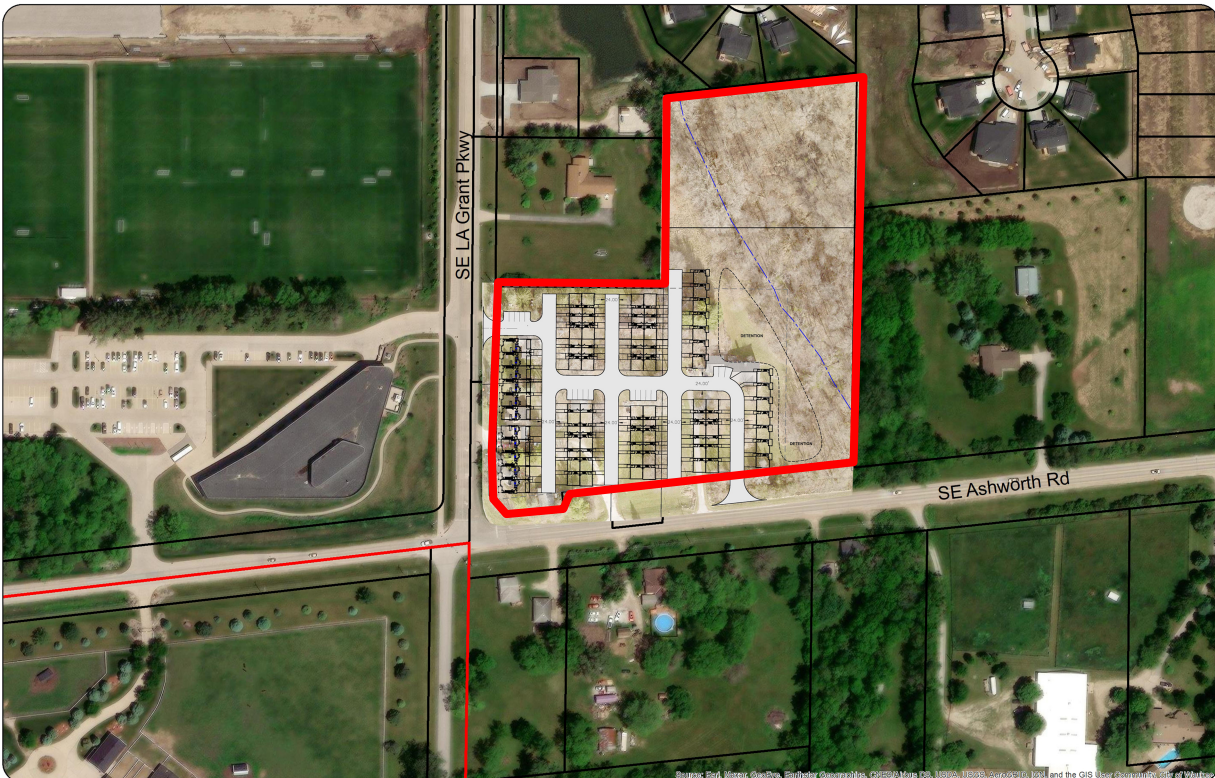
**Owner:** Hope K. Farms, LLC

**Owner’s Representative:** Doug Mandernach – Civil Design Advantage

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

**Location and Size:** Property is generally located north of SE Ashworth Road and east of SE L.A. Grant Parkway, containing approximately 7.38-acres.

### AREA MAP



**ABOVE LEFT:** Concept plan of the development identifying the area proposed to be rezoned. The area outlined in **RED** is the area proposed to be rezoned.

**LAND USES AND ZONING**

| Location             | Existing Land Use                                   | Comprehensive Plan                                     | Current Zoning  |
|----------------------|---|--|---|
| Property in Question | Existing Homestead                                  | Medium Density Residential & Open Space                | A-1 (Agricultural District)   |
| North                | Existing Homestead & Kettlestone Ridge Neighborhood | Single Family Residential & Medium Density Residential | A-1 (Agricultural District) & R-2 (One & Two Family Residential District) |
| South                | Existing Homestead                                  | Medium Density Residential                             | A-1 (Agricultural District)   |
| East                 | Existing Homestead                                  | Medium Density Residential                             | A-1 (Agricultural District)   |
| West                 | Waukee Innovation & Learning Center                 | Institutional  | A-1 (Agricultural District)   |

**BACKGROUND**

The subject property is located north of SE Ashworth Road and east of SE L.A. Grant Parkway. The property is approximately 7.38-acres in area and currently has multiple existing homes located upon it. The applicant and property owner request that the 7.38-acres of the property be rezoned from A-1 to K-MF-Stacked Medium to allow for a townhome development. The subject property is located within the master planned Kettlestone Development which consists of an approximate 1,500 -acre area for commercial, retail, office, and residential uses.

The applicant has submitted consent from 55.12% of property owners within 250-feet of the area proposed to be rezoned. Notification to adjacent property owners was mailed on June 17, 2022. The rezoning sign was placed on the property by the June 20, 2022, deadline. Staff has not received any correspondence regarding this request.

**PROJECT DESCRIPTION**

The concept plan identifies 91 potential townhome units within the area proposed to be rezoned. Two access points are shown, one access from SE Ashworth Road and one from SE L.A. Grant Parkway. All streets internal to the site would be privately owned and maintained. Utilities will be required to be extended to serve the proposed development.

**Table 1: Standard K-MF-Stacked Med requirements.**

| Category                  | Standard K-MF-Stacked Med (minimum) |
|---------------------------|-------------------------------------|
| <b>Lot Area</b>           | No minimum                          |
| <b>Lot Width</b>          | No minimum                          |
| <b>Front Yard Setback</b> | No minimum                          |
| <b>Rear Yard Setback</b>  | No minimum                          |
| <b>Side Yard Setback</b>  | No minimum                          |

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 1.33-acres. The applicant has proposed to dedicate a fee in lieu of land dedication.

### **COMPREHENSIVE PLAN**

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

- 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 proposed density of the project is 12.3 units per acre which exceeds the range identified within the Comprehensive Plan, however, the Kettlestone Master Plan identifies the property for the proposed zoning district which allows up to 14 units per acre. The areas identified as Open Space on the Future Land Use Map are primarily areas not being disturbed by the proposed project.

### **STAFF RECOMMENDATION**

The proposed zoning district is generally consistent with the land uses identified in the Comprehensive Plan and the Kettlestone Master Plan. Based on the conformance with the Comprehensive Plan staff recommends approval of the rezoning for The Launch Townhomes at Kettlestone.