



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Waukee Towne Center - Rezoning

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

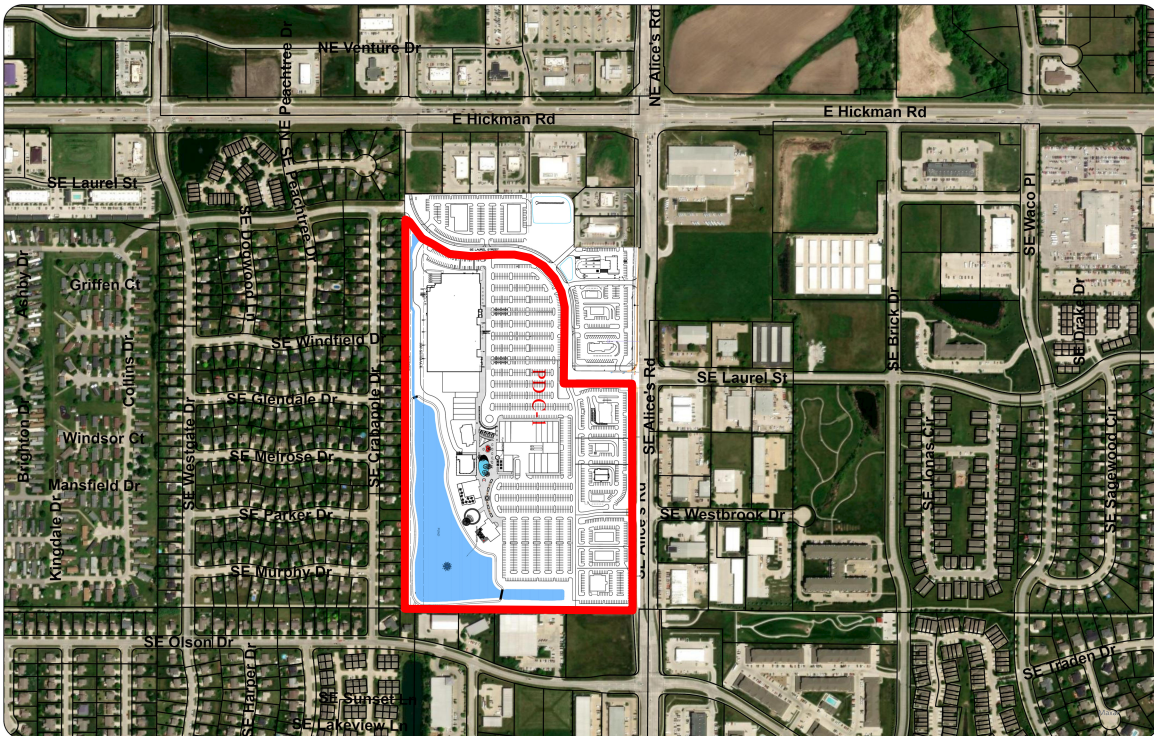
**REPORT DATE:** July 22, 2022

**MEETING DATE:** July 26, 2022

### GENERAL INFORMATION

- Applicant:** Waukee Towne Center, LLC
- Owner:** Waukee Towne Center, LLC
- Owner's Representative:** Ed Arp, PLA – Civil Engineering Consultants
- Request:** The applicant is requesting approval of a rezoning for a commercial development.
- Location and Size:** Property is generally located west of SE Alice's Road and south of SE Laurel Street, containing approximately 48-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	Vacant - Undeveloped	Neighborhood Commercial & Community Commercial	C-1A (Neighborhood Commercial District) / PD-1 (Planned Development Overlay) & C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
North	Waukee Towe Center Plat 1 & Waukee Market Place Plats 1 – 3	Community Commercial	C-1A (Neighborhood Commercial District) / PD-1 (Planned Development Overlay) & C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
South	Westgate Business Park Plats 1 – 5	Neighborhood Commercial & Community Commercial	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay) & R-2 (One & Two Family Residential District)
East	Hickman West Industrial Park	Mixed Use Corridor & Neighborhood Commercial	M-1 (Light Industrial District)
West	Westgate Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)

## BACKGROUND

The subject property is located west of SE Alice's Road and south of SE Laurel Street and is approximately 48-acres in area. The owner/applicant has submitted the rezoning request in order to develop 300,000+ square feet retail center on the property. A Planned Development Overlay has been requested to accommodate the unique aspect of the proposed development.

The applicant has submitted consent from 54.37% of property owners within 250-feet of the property to be rezoned. Notification to adjacent property owners was mailed on July 15, 2022. The rezoning signs were placed on the property by the July 18, 2022 deadline. Staff has not received any correspondence regarding this request. Staff would also note that the applicant held a neighborhood meeting in May 2022 with surrounding property owners to explain the proposal and gain feedback.

## PROJECT DESCRIPTION

The concept plan provided identifies an approximately 300,000 square foot shopping/retail center along with several parcels for additional commercial/retail development. A large parking lot is shown within the area of the shopping center and would provide parking for the shopping/retail center. Each individual parcel outside of the shopping area would be responsible for provided its own parking. Included within the shopping/retail center is a potential amenity area for users of the center. Amenities within this could include an amphitheater, walking trails, playground, sculpture, and a skating rink. A 30-foot landscape buffer will be required along the west boundary and the southwest corner of the property to screen the proposed development from adjoining residential development.

Access to the property is shown to be provided from SE Laurel Street. In the future, a connection to the existing access to Hickman Road to the north may be constructed to provide an additional access point to the development.

The Planned Development (PD) outlines specific provisions related to the proposed development. Included within the PD are details related to loading docks/screening, drive thru establishments, parking, and architectural intent. Other specific provisions relate to the allowance of multi-tenant monument signs located along SE Alice's Road to advertise tenants within the retail/shopping center that do not have direct street frontage along SE Alice's Road. Specific requirements have been included to require that the sign must incorporate the development name into each sign. In addition to monument signs, the applicant wishes to create a unique entry monument feature for the development. Provisions have been included to allow for the entry monument feature to be developed.

### **COMPREHENSIVE PLAN**

The subject property is identified as Neighborhood Commercial and Community Commercial in the Imagine Waukee 2040 Comprehensive Plan. Neighborhood Commercial is defined as commercial uses consisting of retail, office, or personal services with areas ranging from 20,000 to 125,000 square feet and intended to serve a trade area up to a 3-mile radius. Community Commercial is defined as commercial uses with areas ranging from 125,000 square feet to 400,000 square feet intended to serve a 3-to-6-mile trade area radius. Community Commercial is also characterized as being located along minor or major arterial streets.

The proposed 300,000 square foot shopping/retail center area is within the range of those included for the Community Commercial classification. In addition, the property is located along SE Alice's Road and just south of Hickman Road, both streets are classified as major arterial streets.

### **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 Waukee Towne Center.