



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The South 60 – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: September 9, 2022

MEETING DATE: September 13, 2022

GENERAL INFORMATION

Owner/Applicant:

Jerry's Homes, Inc.

Owner's Representative:

Melissa Hills, PE – Civil Engineering Consultants, Inc.

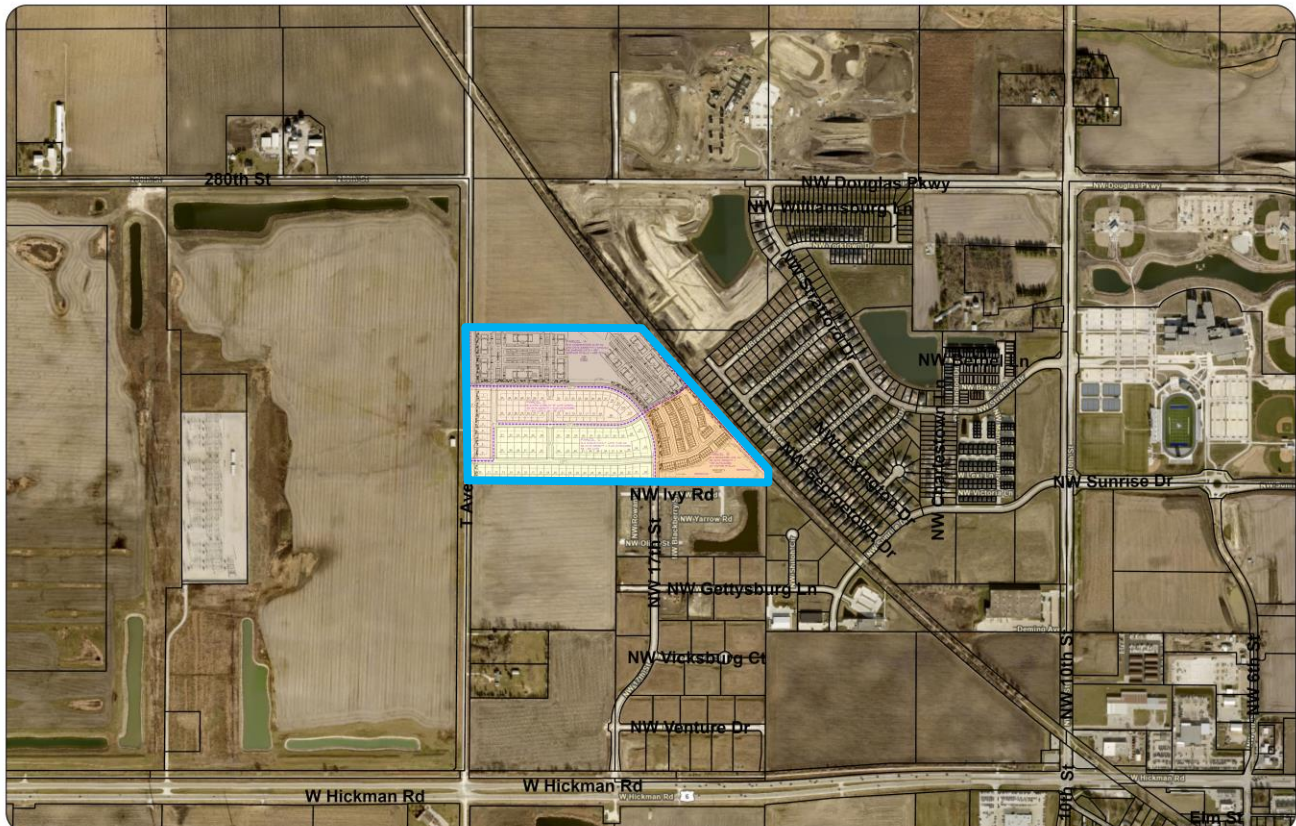
Request:

The applicant is requesting approval of a rezoning for a single-family, townhome, and multi-family residential subdivision.

Location and Size:

Property is generally located north of Hickman Road and east of T Avenue, containing approximately 65.57-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	A-1 (Agricultural District)
North	Undeveloped / Single Family Residential (Stratford Crossing)	Single Family Residential	A-1 (Agricultural District) & R-2 (One & Two Family Residential)
South	Undeveloped / Townhomes (Redwood at Waukee Hickman Road)	Single Family Residential	A-1 (Agricultural District) & R-4 (Row Dwelling & Townhome Dwelling District)
East	Single Family Residential (Stratford Crossing)	Single Family Residential	R-2 (One & Two Family Residential)
West	Apple	Technology Center	M-1/PD-1 (Light Industrial District with a Planned Development Overlay)

BACKGROUND

The subject property is located north of Hickman Road and east of T Avenue. The property is approximately 65.57-acres in area and is currently in agricultural use. The applicant requests that 17.08-acres of the property be rezoned from A-1 to R-2, 12.65-acres be rezoned from A-1 to R-2/PD-1, 22.19-acres be rezoned from A-1 to R-3, and 13.65-acres be rezoned from A-1 to R-4.

The applicant has reached out to the neighboring property owners within 250-feet, but has been unsuccessful at getting the necessary consent. Apple and Redwood have decided to remain neutral on the rezoning and they make up 22.28% of the neighboring properties. Also, 30.86% of the neighboring properties are made up of properties owned by either the City of Waukee or Dallas County and they are ineligible to provide consent. Notification to adjacent property owners was mailed on September 2, 2022. The rezoning sign was placed on the property by the September 6, 2022 deadline. Staff has not received any correspondence regarding this request.

ZONING AREAS



LEFT: Concept plan of the development identifying the areas proposed to be rezoned. The area shaded yellow is proposed to be rezoned to R-2. The area shaded in green is proposed to be rezoned R-2/PD-1. The area shaded in brown is proposed to be rezoned R-3. The area shaded in orange is proposed to be rezoned R-4.

PROJECT DESCRIPTION

The concept plan provided shows 101 single family lots. A total of 58 lots are shown within the area proposed to be zoned R-2. All proposed lots within the R-2 district comply with the standard R-2 district requirements. The remaining 43 lots are proposed to be smaller lots that are subject to requirements of the Planned Development. Tables 1 and 2 below summarize the standards for the R-2 and proposed R-2/PD-I districts. All lots adjacent to T Avenue will be required to have a landscape buffer.

Table 1: Standard R-2 requirements.

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

Table 2: Proposed R-2/PD-I requirements.

Category	Standard R-2/PD-I (minimum)
Lot Area	7,200 square feet per
Lot Width	55 feet
Front Yard Setback	30 feet
Rear Yard Setback	25 feet
Side Yard Setback	10 feet (total)

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width, area, and depth. In addition to the relaxed bulk regulations, the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two-car attached garage;
- Minimum of 1,100 square feet for a single story home and 1,400 square feet for a two story home;
- Adjacent lots cannot share the same building elevation;
- Minimum of 15% brick or stone on the front street facing facade;
- Specific requirements for the use of vinyl siding and trim elements;
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

The concept plan identifies a total of 240 multi-family units in the north portion of the property. The layout of the multi-family property is conceptual, any proposed multi-family project would be subject to further review and approvals by the City. The bulk regulations for the R-3 district are included below in Table 3. Landscape buffers will be required on the west, south and east sides of the multi-family property.

Table 3: Standard R-3 requirements.

Category	Standard R-3 (minimum)
Lot Width	75 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet

The concept plan identifies a total of 95 rowhome units in the southeast corner of the property. The layout of the rowhomes is conceptual, any proposed rowhome project would be subject to further review and approvals by the City. The bulk regulations for the R-4 district are included below in Table 4. Landscape buffers will be required on the west and northeast sides of the rowhome property.

Table 4: Standard R-4 requirements.

Category	Standard R-4 (minimum)
Lot Area	3,500 square feet per unit
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet

An extension of NW 17th Street would be included as part of the plat improvements. In addition, multiple new public streets are shown providing access throughout the plat. The streets internal to the rowhome and multi-family development would be privately owned and maintained streets. A 10-ft trail is shown to provide access through the plat and into the Stratford Crossing development to the east through the south portion of the property. A 10-ft trail is shown to extend from the existing trail along NW 17th Street through the property.

Public sanitary sewer and water main will serve the proposed development. Stormwater detention will be provided in the southeast portion of the property.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 6.09-acres. An area of approximately 4-acres at the north side of the property is identified as potential parkland dedication. The applicant is also providing public trails throughout the plat to count towards their parkland dedication requirement.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential in the Imagine Waukee 2040: Comprehensive Plan. 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 single-family portion of the project would be approximately 3.40 units per acre. In addition, the concept demonstrates a variety of lots sizes for homes to be built upon. The development will also provide varying price points for homebuyers.

Although the proposed rezoning to R-3 (Multi-Family Residential District) and R-4 (Row Dwelling & Townhome Dwelling District) is not consistent with the Comprehensive Plan, staff is comfortable with the proposal as the proposed densities will be consistent with surrounding land uses. It will also provide a variety of housing options for the area. The density of the rowhome portion of the project is 7.59 units per acre and the density of the multi-family portion of the project is 11.17 units per acre.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the land uses identified in the Comprehensive Plan and with the existing surrounding land uses. Staff recommends approval of the rezoning for The South 60.