



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Fox Creek Meadows – Rezoning

**PREPARED BY:** Bill Mettee – Planner

**REPORT DATE:** September 9, 2022

**MEETING DATE:** September 13, 2022

### GENERAL INFORMATION

**Owner/Applicant:**

Fox Creek Meadows, LLC

**Owner’s Representative:**

Jared Murray, PE – Civil Design Advantage

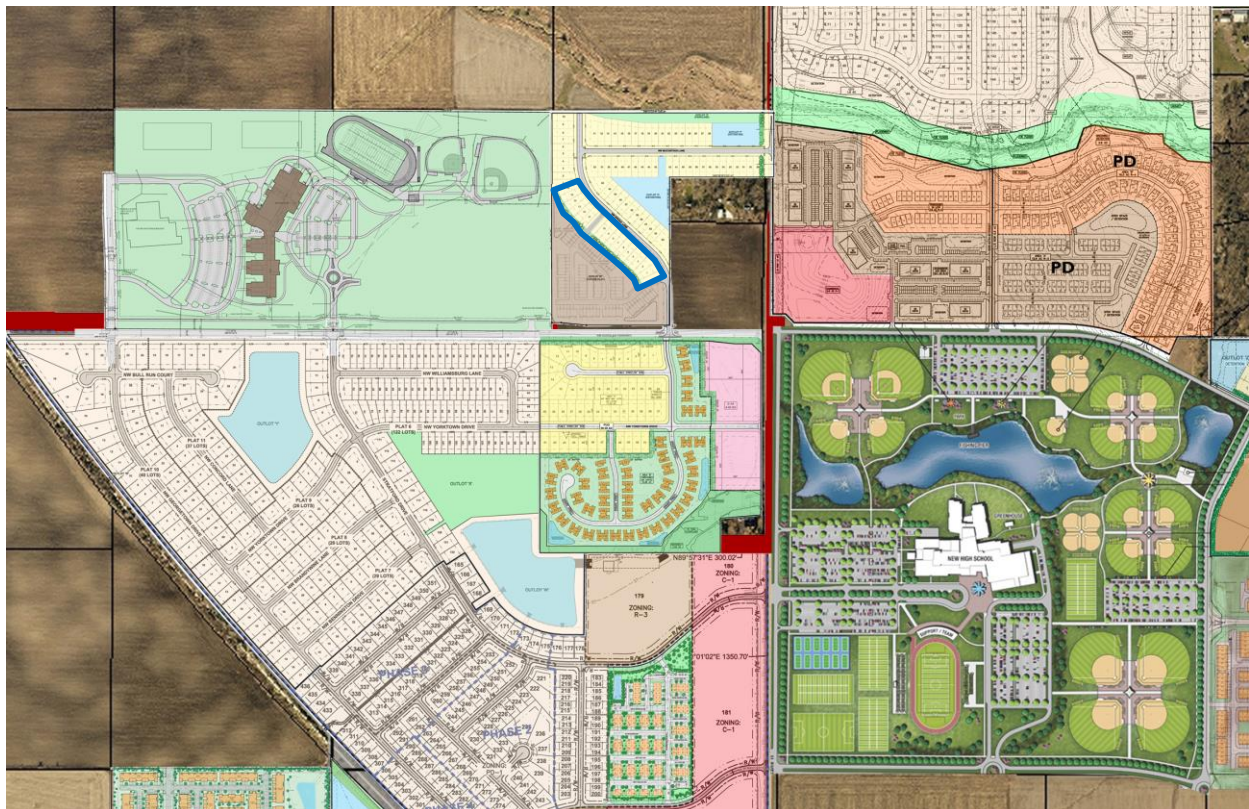
**Request:**

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

**Location and Size:**

Property is generally located west of NW 10<sup>th</sup> Street and north of NW Douglas Pkwy, containing approximately 2.39-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              | R-3 (Multi-Family Residential District)       |
| North                | Vacant Property   | Single Family Residential / Open Space | R-2 (One and Two-Family Residential District) |
| South                | Vacant Property   | Single Family Residential              | R-3 (Multi-Family Residential District)       |
| East                 | Vacant Property   | Single Family Residential / Open Space | R-2 (One and Two-Family Residential District) |
| West                 | Vacant Property   | Single Family Residential              | R-3 (Multi-Family Residential District)       |

## BACKGROUND AND PROJECT DESCRIPTION

The subject property is located west of NW 10<sup>th</sup> Street and north of NW Douglas Parkway. The property was recently rezoned from A-1 Agricultural District to R-2 One and Two-Family Residential District and R-3 Multi-Family Residential District. The applicant, after the completion of that rezoning, is requesting to rezone a portion of that R-3 District to R-2 to allow for additional townhome development, and ultimately reducing the density in the area.

The subject properties are 0.87-acres and 1.52-acres in area, separated by an access road that will provide access into the multi-family development. The properties are entirely enclosed within the area that was subject to the previous rezoning. A Landscape Buffer will be provided along the rear yards between the townhomes and the remaining R-3 area to the southwest.

The concept plan shows a total of 16 lots subject to the rezoning, which would allow for the construction of up to eight (8) townhomes.

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 September 2, 2022. The rezoning sign was placed on the property by the September 5, 2022 deadline. Staff has not received any correspondence regarding this request.

Table I below summarizes the standards for the R-2 district.

**Table I: Standard R-2 requirements.**

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

Per the previous rezoning, 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.

### **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 6.7 units per acre.

### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning for Fox Creek Meadows.