



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Remington Pointe – Rezoning

PREPARED BY: Andy Kass AICP, Community Development Director

REPORT DATE: September 23, 2022

MEETING DATE: September 27, 2022

GENERAL INFORMATION

Applicant: Landmark Development Service, Inc.

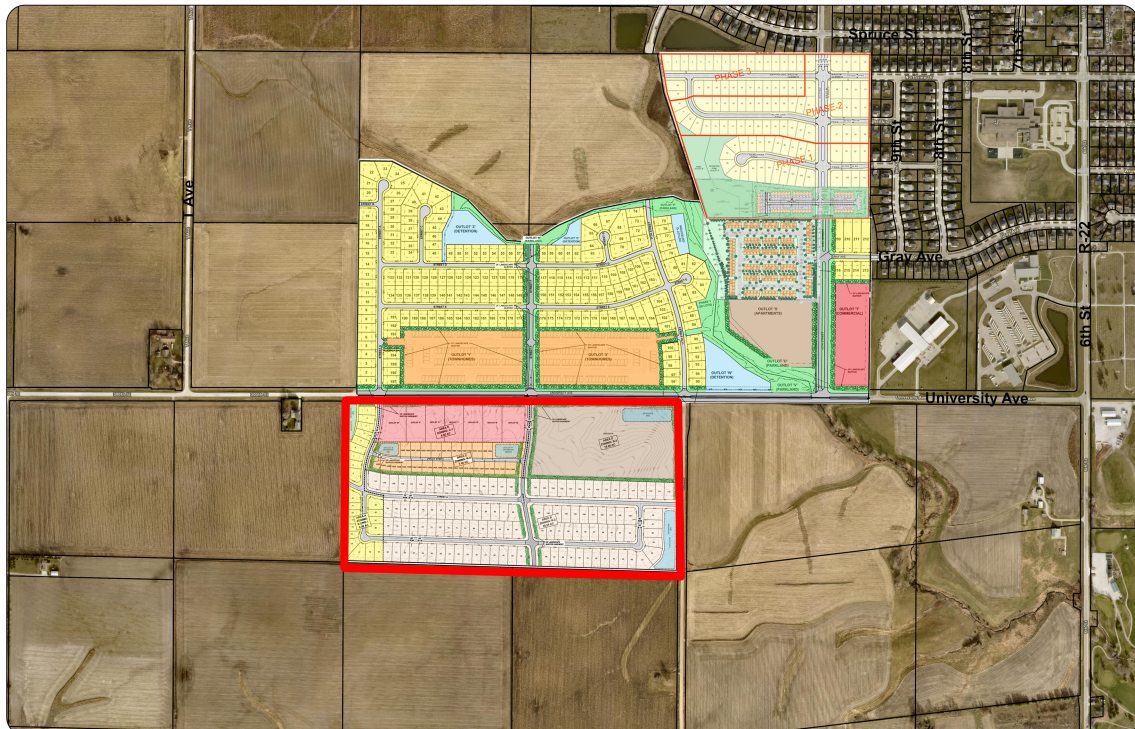
Owner: Phillips-Hamilton, Inc.

Owner’s Representative: Erin Ollendike, PE – Civil Design Advantage

Request: The applicant is requesting approval of a rezoning for a single-family, multi-family, and commercial development.

Location and Size: Property is generally located south of University Ave and west of U Ave, containing approximately 76.5-acres.

AREA MAP



ABOVE: 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	Single Family Residential, Medium Density Residential, High Density Residential, & Mixed Use	A-1 (Agricultural District)
North	Propose Prairie Village Neighborhood	Single Family Residential, Medium Density Residential, High Density Residential, & Mixed Use	R-2 (One & Two Family Residential District) & R-4 (Row Dwelling & Townhome District)
South	Vacant – Undeveloped	Single Family Residential & Medium Density Residential	A-1 (Agricultural District)
East	Vacant – Undeveloped (Future Civic Campus)	Institutional	N/A (Dallas County)
West	Vacant – Undeveloped	Single Family Residential	N/A (Dallas County)

BACKGROUND

The subject property is located south of University Avenue and west of U Avenue. The property was annexed into the City of Waukee in early 2022. The applicant requests to rezone 37.26-acres from A-1 to R-2, 7.35-acres from A-1 to R-2/PD-1, 17.65-acres from A-1 to R-3, 7.18-acres from A-1 to R-4, and 9.8-acre from A-1 to C-1,

The applicant has submitted consent from at least 50% of the adjoining property owners within 250-feet of each area proposed to be rezoned. Notification to adjacent property owners was mailed on September 16, 2022. The rezoning signs were placed by the September 19, 2022, deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows 141 single family lots to be developed. The number of phases of the project are not known at this time. A total of 118 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 23 lots are proposed to be smaller single-family lots that are subject to requirements of the Planned Development. Area C shown on the concept plan is 7.48-acres in area and identifies the potential for 45 townhome units. Area D is 16.46-acres in area and is the area proposed for R-3 zoning. Area E is the area proposed for C-1 and shows seven (7) future lots for development. Landscape buffer areas are also shown on the concept plan where they will be required.

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	6,000 square feet per
Lot Width	55 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 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 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 25% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (Royal Crest Double 4-inch or acceptable equivalent)
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

Several public street extensions would occur as part of this development. 17th Street would be extended south of University Avenue. 17th Street is a major collector street and will have a trail on one side of it. Street A, shown on the concept plan is also a collector street and will have a trail required along one side of it. The remaining streets will be local streets.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 6.78-acres based upon the proposed number of lots shown and what the maximum density of for the R-3.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential, Medium Density Residential, High Density Residential, and Mixed Use 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. Medium Density Residential is defined as attached side-by-side townhome and rowhome products with densities ranging from 4 to 12 units per acre. High Density Residential is defined as vertically stacked housing in various forms with densities greater than 12 units per acre. Mixed-Use is defined as a mixture of office, retail, or residential land uses in areas along key transportation corridors and between key nodes.

The proposed density of the single-family portion of project would be approximately 3.1 units per acre. The proposed density of the R-4 area is 6.26 units per acre. Both proposed densities are consistent with the ranges identified in the Comprehensive Plan. The area proposed for R-3 zoning is consistent with the classification by allowing density greater than 12 units per acre. The area proposed for C-1 zoning is consistent with the Mixed-Use classification by providing commercial and retail opportunities along a major transportation corridor.

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 Remington Pointe.