



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Waukee Towne Center - Rezoning

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

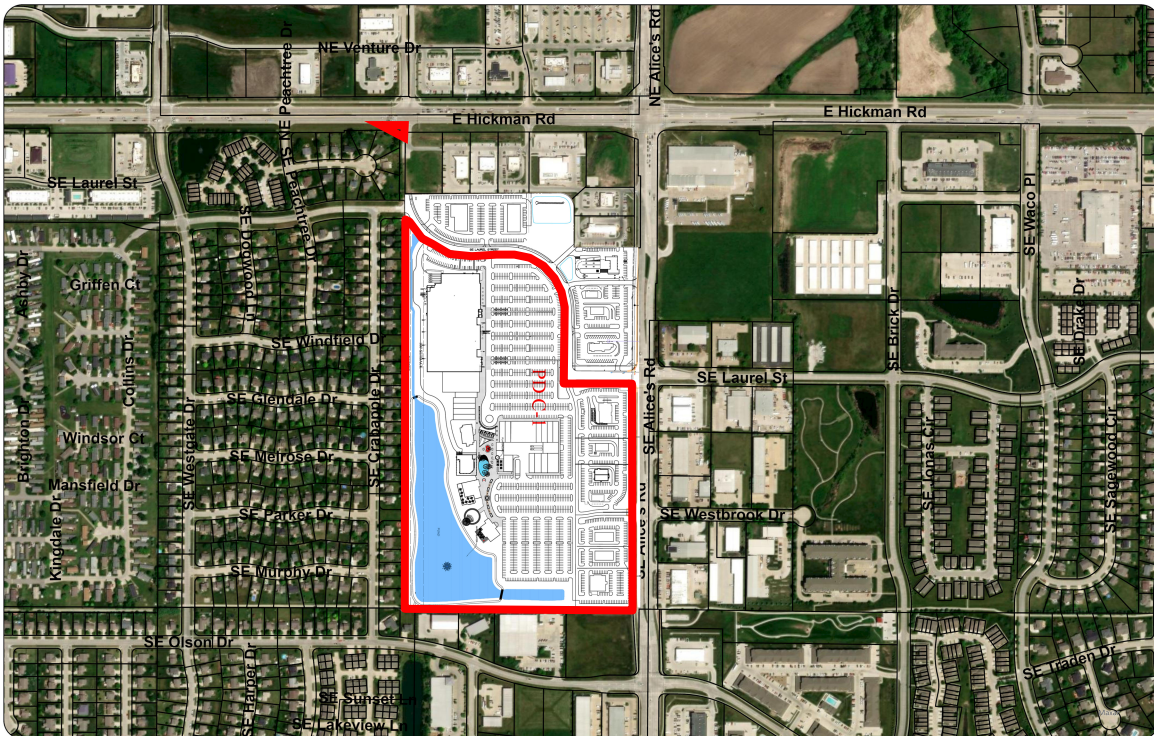
**REPORT DATE:** November 4, 2022

**MEETING DATE:** November 8, 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 areas outlined in **RED** are the areas proposed to be rezoned.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)
North	Prairie Crossing	Mixed Use Corridor	C-1B (Large Scale Commercial District)
South	Westgate Neighborhood	Community Commercial	R-2 (One & Two Family Residential District)
East	Waukee Marketplace Plat 1	Community Commercial	C-1 (Community & Highway Service Commercial District)
West	Westgate Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)

## BACKGROUND

The subject property is located south of Hickman Road and west of SE Alice's Road is approximately 0.07-acre in area. The owner/applicant has submitted the rezoning request to incorporate the parcel into the overall 48-acre Waukee Towne Center commercial development and to amend the existing Planned Development that was approved for the property to the south in September 2022, to add provisions specific to the parcel.

The applicant has submitted consent from 13.08% of property owners within 250-feet of the property to be rezoned. Notification to adjacent property owners was mailed on October 31, 2022. The rezoning signs were placed on the property by the November 1, 2022 deadline. Staff has received one letter from an adjoining property owner who is in opposition to the proposed request. The letter has been included for your review.

## 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. The concept plan is relatively consistent with the concept that was previously reviewed as part of the initial Waukee Towne Center rezoning. The Sign Exhibit included within the concept of the development identifies a monument sign that would be located on the 0.07-acre parcel. The monument sign would have space for tenants of the Waukee Towne Center Development to have signs located upon the sign.

The Planned Development (PD) outlines specific provisions related to the proposed development. The existing provisions of the Planned Development remain largely unchanged, except for provisions added for the monument sign proposed to be located on the area proposed to be rezoned. Maximum square footages, heights, and setbacks have been included. In addition, a provision has been added to limit the use of the 0.07-parcel to only allow for a monument sign to be placed upon it. No other uses or structures would be permitted within the area.

## COMPREHENSIVE PLAN

The subject property is identified as Single Family Residential in the Imagine Waukee 2040 Comprehensive Plan. Single Family Residential is characterized as traditional forms of single-family housing, lots sizes between 8,000 square feet and 0.5-acre, with densities between 2 and 4 units per acre.

The proposed rezoning of 0.07-acre from R-2 to C-1/PD-1 is not a significant amount of area to negatively impact the existing single-family residential neighborhood to the west and south. The Planned Development would limit the use of the area to only permit a monument sign. In addition, the proposed zoning is consistent with the commercial zoning to the east and north.

**STAFF RECOMMENDATION**

The proposed zoning district is generally consistent surrounding zoning and existing land uses. Staff recommends approval of the rezoning for Waukee Towne Center.