



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Autumn Valley West – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: November 17, 2022

MEETING DATE: November 22, 2022

GENERAL INFORMATION

Owner/Applicant:

Phillips-Hamilton Inc

Owner's Representative:

Branden Stubbs, PE – Stubbs Engineering

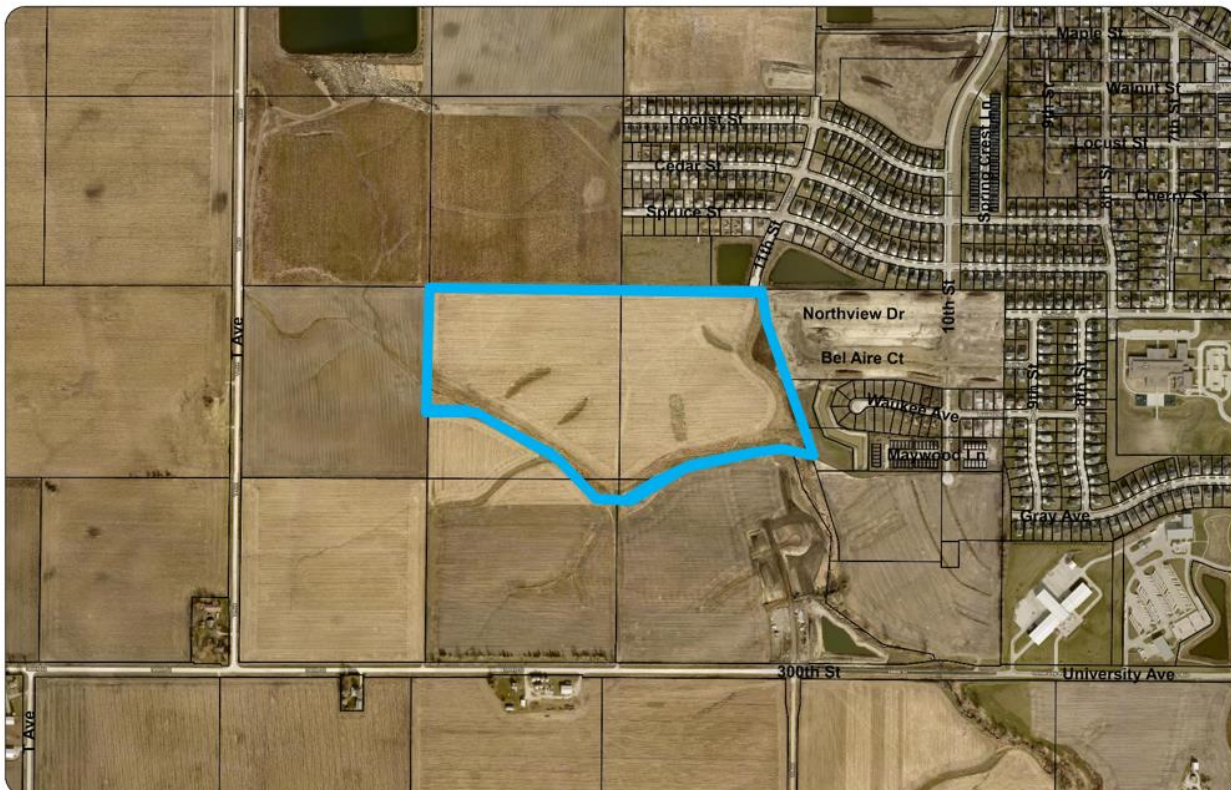
Request:

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

Location and Size:

Property is generally located north of University Avenue and east of T Avenue, containing approximately 64.05-acres.

AREA MAP



ABOVE: 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	Single Family Residential	R-2 (One & Two Family Residential District)
South	Undeveloped / Prairie Village Development	Medium Density Residential	R-2 (One & Two Family Residential District)
East	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential)
West	Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District)

BACKGROUND

The subject property is located north of University Avenue and east of T Avenue. The property is approximately 64.05-acres in area and is currently in agricultural use. The applicant requests that 32.15-acres of the property be rezoned from A-1 to R-2, 10.36-acres be rezoned from A-1 to R-2/PD-1, and 21.54-acres be rezoned from A-1 to R-4.

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 November 10, 2022. The rezoning signs were placed on the property by the November 15, 2022 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows 119 single family lots. A total of 72 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 47 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-1 districts. All lots adjacent to 17th Street will be required to have a landscape buffer and landscape buffers will be required on the R-4 lots adjacent to either the R-2 or the R-2/PD-1 lots.

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	50 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 25% 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 157 townhome units. The layout of the townhomes is conceptual, any proposed townhome 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 adjacent to the single family lots and adjacent to 17th Street.

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

Extensions of 11th Street, 17th Street, and Northview Drive 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 townhome development would be privately owned and maintained streets. A 10-ft trail is shown to provide access through the plat along 17th Street and Northview Drive, this trail will also extend to the north into the City's public parkland.

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

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 4.62-acres. Several areas are provided for parkland dedication throughout the proposed development. The applicant is also providing public trails throughout the plat.

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 2.80 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-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 townhome portion of the project is 7.29 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 Autumn Valley West.