



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukeee Towne Center - Rezoning

PREPARED BY: Melissa DeBoer AICP, Planning Coordinator

REPORT DATE: April 7, 2023

MEETING DATE: April 11, 2023

GENERAL INFORMATION

Owner/Applicant:

Waukeee 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 north of SE Laurel Street, containing approximately 1.19-acres.

AREA MAP



ABOVE: THE AREA OUTLINED IN **BLUE** INDICATES THE AREA PROPOSED TO BE REZONED

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Commercial	C-1A (Neighborhood Commercial District) / PD-1 (Planned Development Overlay District)
North	Commercial (Waukee Market Place Plat 1)	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay District)
South	Vacant – Future Target (Waukee Towne Center Plat 2)	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay District)
East	Commercial (Waukee Towne Center Plat 1)	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay District)
West	Single Family Residential (Westgate Neighborhood)	Single Family Residential	R-2 (One & Two Family Residential District)

BACKGROUND

The subject property is located west of SE Alice’s Road and north of SE Laurel Street and is approximately 1.19-acres in area. The owner/applicant has submitted the rezoning request in order to clean up the small portion of land that had been left out of past rezoning applications and make it consistent with the surrounding zoning.

The rezoning sign was placed on the property by the April 4, 2023, deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The area proposed to be rezoned includes portions of both Lot 1 and Lot 2 of Waukee Towne Center Plat 1. Both lots are currently vacant. No site plans have been approved for either lot. The rezoning will allow for consistent zoning with the surrounding commercial developments.

The Planned Development (PD) outlines specific provisions related to the proposed development. The existing provisions of the Planned Development remain unchanged.

COMPREHENSIVE PLAN

The subject property is identified as Community Commercial in the Imagine Waukee 2040 Comprehensive Plan. The rezoning request is consistent with the comprehensive plan.

STAFF RECOMMENDATION

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