



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Commons – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: June 21, 2023

MEETING DATE: June 27, 2023

GENERAL INFORMATION

Owner/Applicant:

Waukee Commons, LC

Owner's Representative:

Paul Clausen, P.E. – Civil Engineering Consultants, Inc.

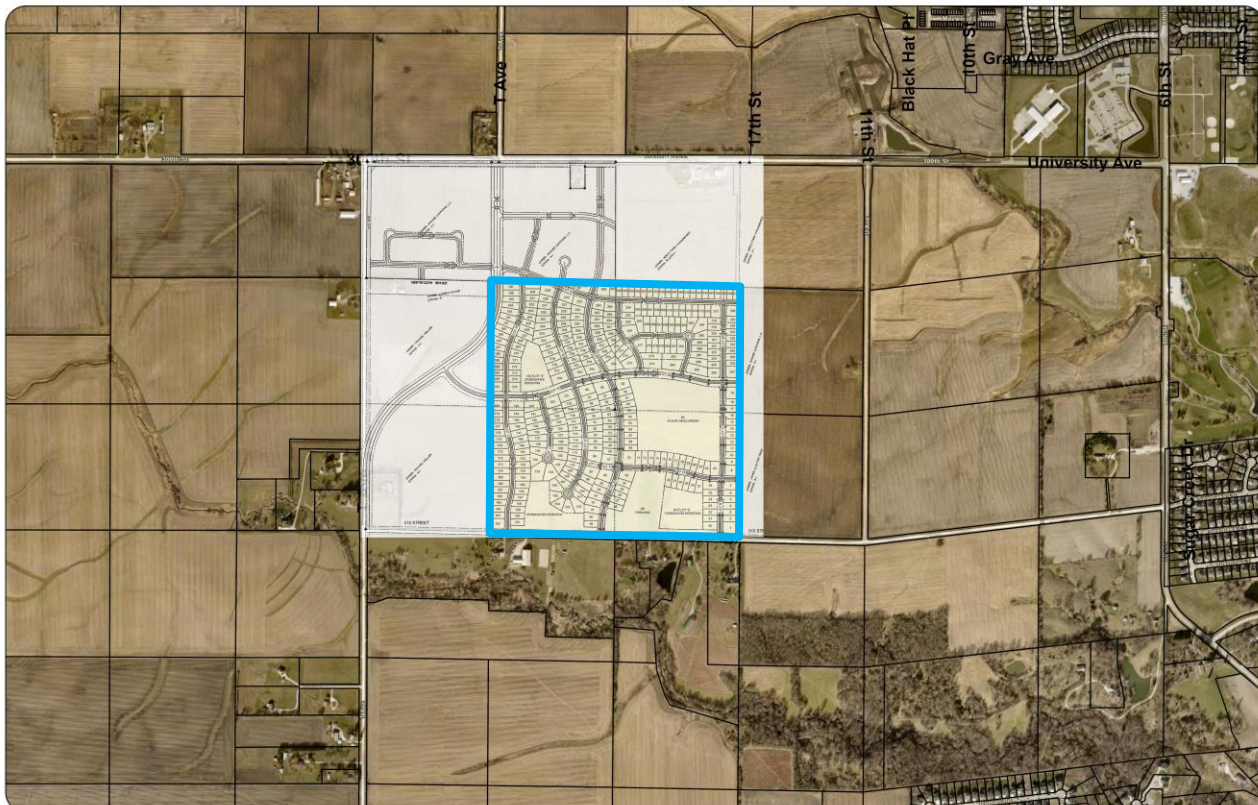
Request:

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

Location and Size:

Property is generally located north of 310th Street and east of T Avenue, containing approximately 158.5-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 / Dallas County	Single Family Residential	R-2 (One & Two Family Residential District) & N/A Dallas County
South	Undeveloped / Dallas County	Medium Density Residential	N/A Dallas County
East	Agricultural / Dallas County	Single Family Residential	N/A Dallas County
West	Agricultural / Dallas County	Single Family Residential	N/A Dallas County

BACKGROUND

The subject property is located north of 310th Street and east of T Avenue. The property is approximately 158.5-acres in area and is currently undeveloped land. The applicant requests that the entire subject property be rezoned from A-1 to R-2 for future single-family development.

Notification to adjacent property owners was mailed on June 20, 2023. The rezoning sign was placed on the property by the June 20, 2023 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows 359 single family lots. All proposed lots comply with the standard R-2 district requirements. Table 1 below summarizes the standards for the R-2 district. All lots adjacent to street lots G, H, Y, and 310th Street will be required to have a landscape buffer.

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)

Several new public streets would be included as part of the plat improvements. Public sanitary sewer and water main will serve the proposed development. Stormwater detention will be provided in several locations throughout the plat.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 7.04-acres. Parkland is shown at the south side of the plat and is 7.18-acres in area.

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 2.26 units per acre.

STAFF RECOMMENDATION

The proposed zoning district is consistent with the land uses identified in the Comprehensive Plan and with the existing surrounding land uses. Staff recommends approval of the rezoning for Waukee Commons.