



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Castleton Pointe – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: January 5, 2024

MEETING DATE: January 9, 2024

GENERAL INFORMATION

Owner/Applicant:

Waukeee Commons, LC

Owner’s Representative:

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

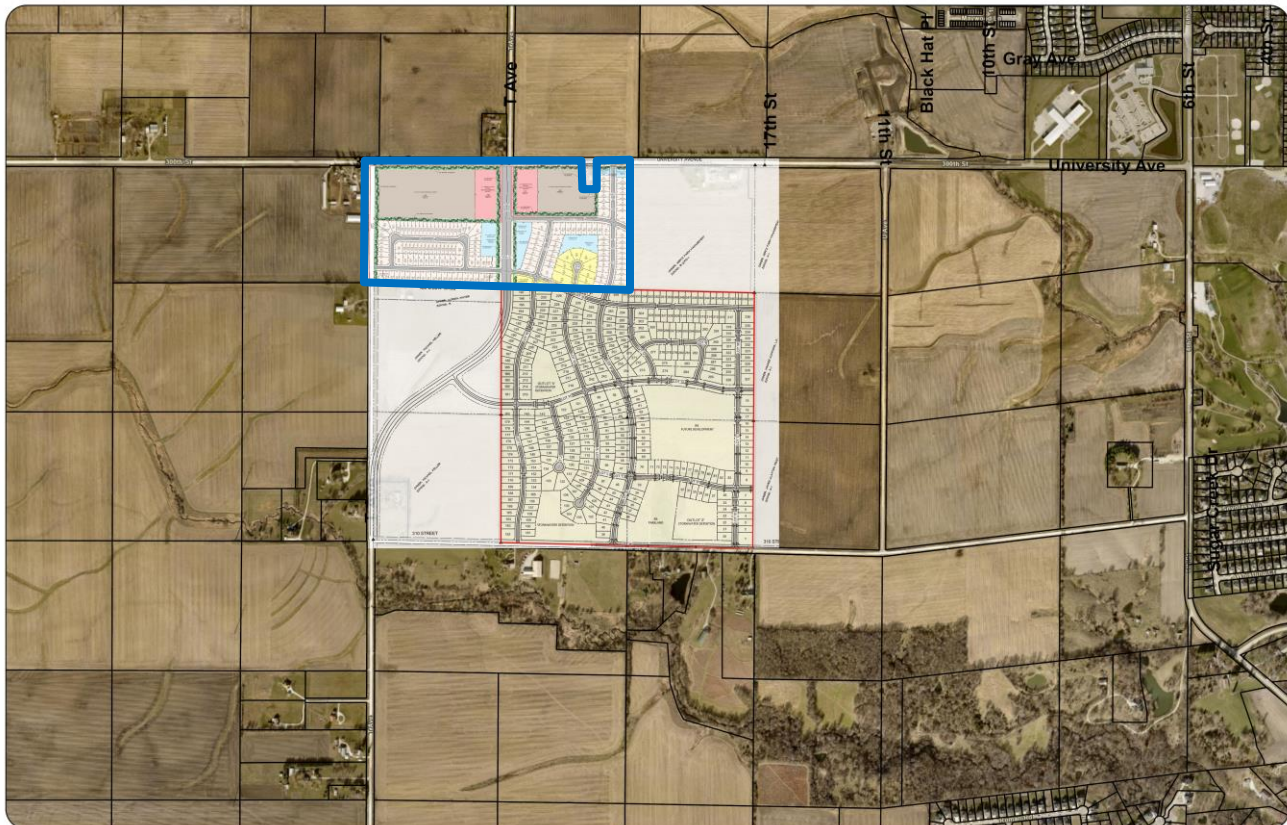
Request:

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

Location and Size:

Property is generally located south of 300th Street/University Avenue and east of T Avenue, containing approximately 72.04-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) & R-2 (One & Two Family Residential District)
North	Vacant – Undeveloped	Technology Center / Single Family Residential	M-1/PD-1 (Light Industrial District with a Planned Development Overlay) & A-1 (Agricultural District)
South	Undeveloped / Dallas County	Single Family Residential	R-2 (One & Two Family Residential District) & Dallas County
East	Vacant – Undeveloped (Remington Pointe)	Single Family Residential	R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay)
West	Agricultural / Dallas County	Single Family Residential	N/A Dallas County

BACKGROUND

The subject property is located south of University Avenue and east of T Avenue. The property was annexed into the City of Waukee in September 2023. The applicant requests to rezone 5.18-acres from A-1 to R-2, 39.57-acres from A-1 to R-2/PD-1, 19.91-acres from A-1 to R-3, 7.38-acres from A-1 to C-1, and 0.01-acres from R-2 to R-2/PD-1.

Notification to adjacent property owners was mailed on December 28, 2023. The rezoning signs were placed on the property by the January 2, 2024 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows 110 single family lots and 48 duplex lots to be developed. A total of 9 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 (Table 1 below). The remaining 101 single family lots are proposed to be smaller single-family lots that are subject to the requirements of the Planned Development (Table 2 below). The 48 duplex lots are also shown to be within the Planned Development Area and are subject to the requirements of the Planned Development.

Lots 159 and 162 on the concept plan are the multi-family lots. Lot 159 is 12.81-acres in area and Lot 162 is 6.11-acres in area. Lots 160 and 161 on the concept plan are the commercial lots. Lot 160 is 3.05-acres in area and Lot 161 is 2.65-acres in area. 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	Single-Family R-2/PD-I (minimum)	Two-Family R-2/PD-I (minimum)
Lot Area	6,000 square feet per	5,000 square feet (per individual lot)
Lot Width	55 feet	40 feet (per individual lot)
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	25 feet	25 feet
Side Yard Setback	10 feet (total)	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
- Adjacent lots cannot share the same building elevation
- Minimum of 25% brick, stone, and/or stucco on the front street facing elevation
- Vinyl siding shall be prohibited
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development

Several new public streets would provide access throughout the plat. T Avenue is a minor arterial and will be required to have a trail on one side of it. Street Lot E, shown on the concept plan is a collector street and will have a trail along the south side of the street.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 6.95-acres based upon the proposed number of lots shown and what the allowable maximum density is for the R-3 areas.

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 3.53 units per acre.

Although the proposed rezoning to R-3 (Multi-Family Residential District) and C-1 (Community and Highway Service Commercial District) is not consistent with the Comprehensive Plan, staff is comfortable with the proposal as what is proposed will provide a variety of housing options for the area as well as opportunities for commercial development for the area.

STAFF RECOMMENDATION

The proposed rezoning is generally consistent with the land uses identified in the Comprehensive Plan. Staff recommends approval of the rezoning for Castleton Pointe.