



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hope Springs - Rezoning

PREPARED BY: Bill Mettee, Planner

REPORT DATE: April 5, 2024

MEETING DATE: April 9, 2024

GENERAL INFORMATION

Owner/Applicant:

Hope K Farms, LLC

Owner's Representative:

Josh Trygstad, PE, Civil Design Advantage

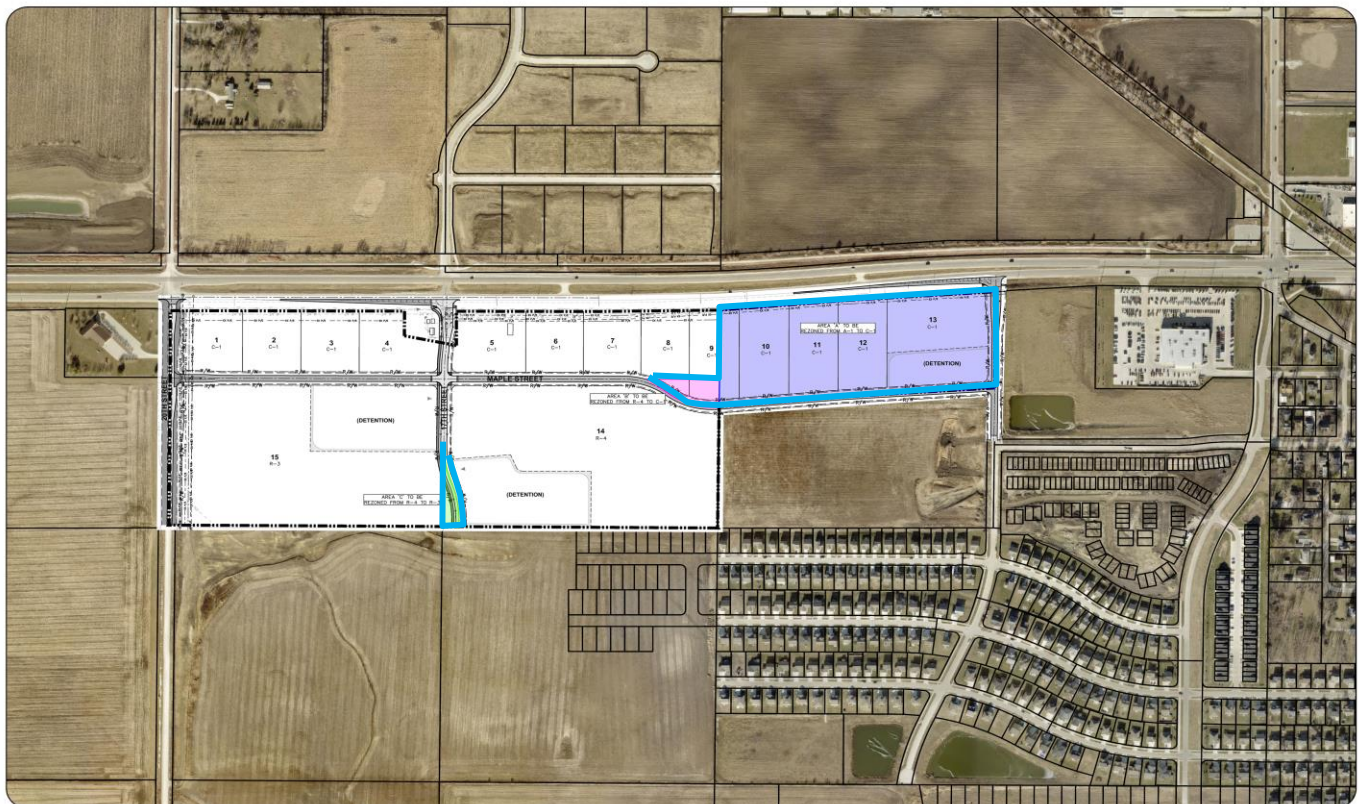
Request:

The applicant is requesting approval of a rezoning for a commercial development.

Location and Size:

Property is generally located east of 17th Street and south of Hickman Road, containing approximately 16.31-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	Mixed Use	A-1 (Agricultural District) and R-4 (Row Dwelling and Townhome Dwelling District)
North	Vacant - Undeveloped	Mixed Use	A-1 (Agricultural District) and C-1 (Community and Highway Service Commercial District)
South	Vacant - Undeveloped	Mixed Use	A-1 (Agricultural District), R-4 (Row Dwelling and Townhome Dwelling District) and R-2 (One and Two-Family Residential District) / PD-1 (Planned Development Overlay)
East	Vacant - Undeveloped	Mixed Use	C-1 (Community & Highway Service Commercial District) and R-4 (Row Dwelling and Townhome Dwelling District)
West	Vacant - Undeveloped	Mixed Use	C-1 (Community & Highway Service Commercial District) and R-3 (Multi-Family Residential District)

BACKGROUND

The subject property is located east of 17th Street and south of Hickman Road and is approximately 16.31-acres in area. The owner/applicant has submitted the rezoning request in order to rezone Area ‘A’ from A-1 Agricultural to C-1 Community and Highway Service Commercial. Area ‘A’ is 15.13 acres in area. Areas ‘B’ and ‘C’ are proposed to be rezoned due to the future curvatures of Maple Street (Area ‘B’) and 17th Street (Area ‘C’). Area ‘B’ is 0.78 acres in area and is proposed to be rezoned from R-4 Row Dwelling and Townhome Dwelling District to C-1 Community and Highway Service Commercial District. Area ‘C’ is 0.40 acres in area and is proposed to be rezoned from R-3 Multi-Family Residential District to R-4 Row Dwelling and Townhome Dwelling District.

The rezoning sign was placed on the property by the April 1, 2023, deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

Area's 'B' and 'C' are proposed to be rezoned to be consistent with the future alignment of Maple Street and 17th Street. The roads are proposed to have slight curves and the rezonings will keep the districts consistent. Area 'A' is currently zoned A-I Agricultural. The rezoning map shows Area 'A' to have five lots and an area for stormwater detention.

A preliminary plat for Hope Springs is currently under review by City staff. The plat shows areas of commercial and multi-family residential development totaling approximately 82 acres.

No site plans have submitted or approved for any of the proposed lots. The rezoning will allow for consistent zoning with the surrounding commercial developments.

COMPREHENSIVE PLAN

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

STAFF RECOMMENDATION

The proposed zoning districts are consistent with surrounding zoning and existing land uses. Staff recommends approval of the rezoning for Hope Springs.