



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Autumn Valley West - Rezoning

PREPARED BY: Melissa DeBoer AICP, Planning Coordinator

REPORT DATE: April 19, 2024

MEETING DATE: April 23, 2024

GENERAL INFORMATION

Owners:

JJR Holdings LLC and Phillips-Hamilton Inc

Applicant/Owner's Representative:

Stubbs Engineering

Request:

The applicant is requesting approval of a rezoning in order to clean-up zoning boundary lines for residential development.

Location and Size:

Property is generally located north of University Avenue and east of T Avenue, containing approximately 1.19-acres.

AREA MAP



LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District), R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District), and R-4 (Row Dwelling & Townhome Dwelling 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 District)
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 total area proposed to be rezoned is 1.19-acres. The applicant requests the rezoning in order to clean up the zoning boundaries so that they align with the proposed street and lot alignment. A preliminary plat has been submitted to staff for review and that is where it was noticed that the proposed lots and streets do not align with the current zoning boundaries.

Notification to adjacent property owners was mailed on April 12, 2024. The rezoning signs were placed on the property by the April 16, 2024 deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

All areas proposed to be rezoned are vacant land. A preliminary plat is currently under review and will come forward for approval in the future. The areas proposed to be rezoned from R-4 to R-2 include a total of 0.25-acres. The area proposed to be rezoned from R-4 to R-2/PD-1 includes a total of 0.25-acres. The area proposed to be rezoned from R-2 to R-4 includes a total of 0.02-acres. The areas proposed to be rezoned from R-2 to R-2/PD-1 include a total of 0.26-acres. The areas proposed to be rezoned from R-2/PD-1 to R-2 include a total of 0.41-acres.

The concept plan provided is very similar to what was originally provided with the original Autumn Valley West rezoning. It shows 118 single family lots, rather than 119. A total of 69 lots are shown within the area proposed to be zoned R-2. The remaining 49 lots are proposed to be smaller lots that are subject to requirements of the approved Planned Development. Tables 1 and 2 below summarize the standards for the R-2 and the 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: Approved R-2/PD-1 requirements.

Category	R-2/PD-1 (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 approved 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 159 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.

STAFF RECOMMENDATION

The proposed zoning districts are consistent with surrounding zoning and existing land uses. Approving the rezoning will align the zoning district boundary lines with future streets and lots. Staff recommends approval of the rezoning for Autumn Valley West.