



**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Medium Density Residential / Mixed Use	A-1 (Agricultural District)
North	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
South	Single-Family Residential	Single Family Residential	R-2/PD-1 (One and Two Family Residential District with a Planned Development Overlay)
East	Vacant – Undeveloped / Townhome Residential	Medium Density Residential / Mixed Use	R-4 (Row Dwelling and Townhome Dwelling District) and C-1 (Community and Highway Service Commercial District)
West	Vacant – Undeveloped	Medium Density Residential / Mixed Use	R-4 (Row Dwelling and Townhome Dwelling District)

**BACKGROUND**

The subject property is located south of Hickman Road and west of 11<sup>th</sup> Street. The applicant requests to rezone the majority of the property, 18.26-acres, from A-1 to R-4 and the remainder of the property, 2.13-acres, from A-1 to C-1 in order to align with the future alignment of Maple Street.

Notification to adjacent property owners was mailed on September 27, 2024. The rezoning sign was placed on the property by the October 1, 2024 deadline. Staff has not received any correspondence regarding this request.

**PROJECT DESCRIPTION**

The concept plan provided shows 117 total detached townhome units on individual lots and an area on the north side of future Maple Street for commercial.

An extension of Maple Street will be provided with development. All streets internal to the townhome residential portion will be private streets.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 1.71-acres based upon the proposed number of residential units shown. The applicant intends to satisfy the parkland dedication requirement with a fee in lieu of land dedication. A future neighborhood park, Spring Crest Park, will be located nearby, to the south of this project.

**COMPREHENSIVE PLAN**

The subject property is classified as Medium Density Residential and Mixed Use in the Imagine Waukee 2040: Comprehensive Plan. Medium Density Residential is defined as a variety of attached side by side townhome and rowhome products or small lot, detached housing products with densities ranging from 4 to 12 units per acre. The proposed density of the R-4 portion of the project would be approximately 6.40 units per acre.

Mixed Use is defined as including a mixture of office, retail, or residential land uses. The C-I portion will be able to provide for office or retail uses.

The proposed zoning districts are consistent with neighboring properties.

**STAFF RECOMMENDATION**

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