



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Shoeman Property – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: October 4, 2024

MEETING DATE: October 8, 2024

GENERAL INFORMATION

Owner/Applicant:

JDS Real Estate Investments, LLC

Owner's Representative:

Emily Harding, P.E. – Civil Design Advantage

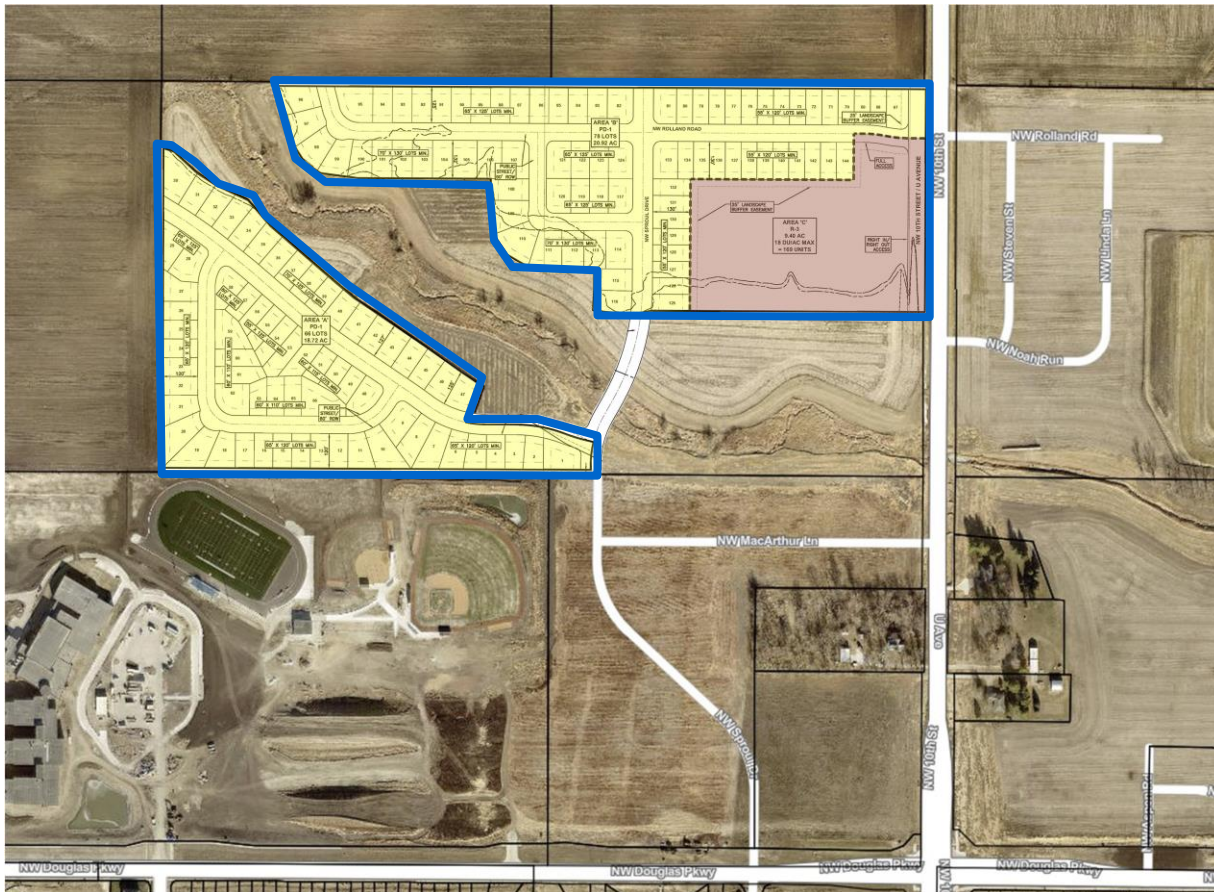
Request:

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

Location and Size:

Property is generally located north of NW Douglas Parkway and west of NW 10th Street, containing approximately 49.03-acres.

AREA MAP



ABOVE: The areas outlined in **BLUE** are the areas proposed to be rezoned.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single Family Residential / Open Space	A-1 (Agricultural District)
North	Vacant – Undeveloped / Agricultural	Single Family Residential	N/A Dallas County
South	Future Single-Family Residential (Fox Creek Meadows)	Single Family Residential	R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay)
East	Future Single-Family Residential (Parkside)	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant – Undeveloped	Single Family Residential / Open Space	A-1 (Agricultural District)

BACKGROUND

The subject property is located north of NW Douglas Parkway and west of NW 10th Street. The applicant requests to rezone 39.64-acres from A-1 to R-2/PD-1 and 9.40-acres from A-1 to R-3.

Notification to adjacent property owners was mailed on September 27, 2024. The rezoning signs were 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 a total of 144 single family lots and an area for future multi-family residential development. There is a large area of land located in the center of the rezoning areas that is within the floodplain, owned by the City of Waukee. This land will remain A-1 and will be used for a greenbelt, open space area.

The concept plan divides the rezoning into three areas. Area A is the area shown at the southwest corner and is 18.72-acres in area; and includes 66 lots for single-family residential development. Area B is the area shown at the north side of the site and is 20.92-acres in area; and includes 78 lots for single-family residential development. Area C is the area at the east side of the site, along NW 10th Street, and is 9.40-acres in area. Area C is the area proposed to be rezoned for multi-family residential development.

All single-family lots are proposed to be within a planned development overlay. These lots are subject to the requirements of the Planned Development as listed below.

Proposed R-2/PD-I requirements.

Category	R-2/PD-I (minimum)
Lot Area	6,000 square feet for lots less than 65-feet in width; 8,000 square feet for all other remaining lots
Lot Width	Maximum of 30% of lots – 55 feet; Maximum of 15% of lots – 60 feet; All other lots – 65 feet
Front Yard Setback	25 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 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 permitted utilizing Royal Crest Double 4-inch (102 mm) Traditional Profile or reasonable equivalent
- 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. Extensions of NW Sproul Drive and NW Rolland Drive will be included.

Parkland dedication requirements apply to the project because of its residential nature. The required amount of parkland is 4.73-acres based upon the proposed number of lots shown and what the allowable maximum density is for the R-3 area. The developer has deeded over 7.26-acres for parkland dedication with the City of Waukee’s purchase agreement for the greenbelt parcel.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential and Open Space 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 3.63 units per acre.

Although the proposed rezoning to R-3 (Multi-Family Residential 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.

STAFF RECOMMENDATION

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