



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Remington Pointe – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: March 6, 2025

MEETING DATE: March 11, 2025

GENERAL INFORMATION

Applicant: Landmark Development Services, Inc.

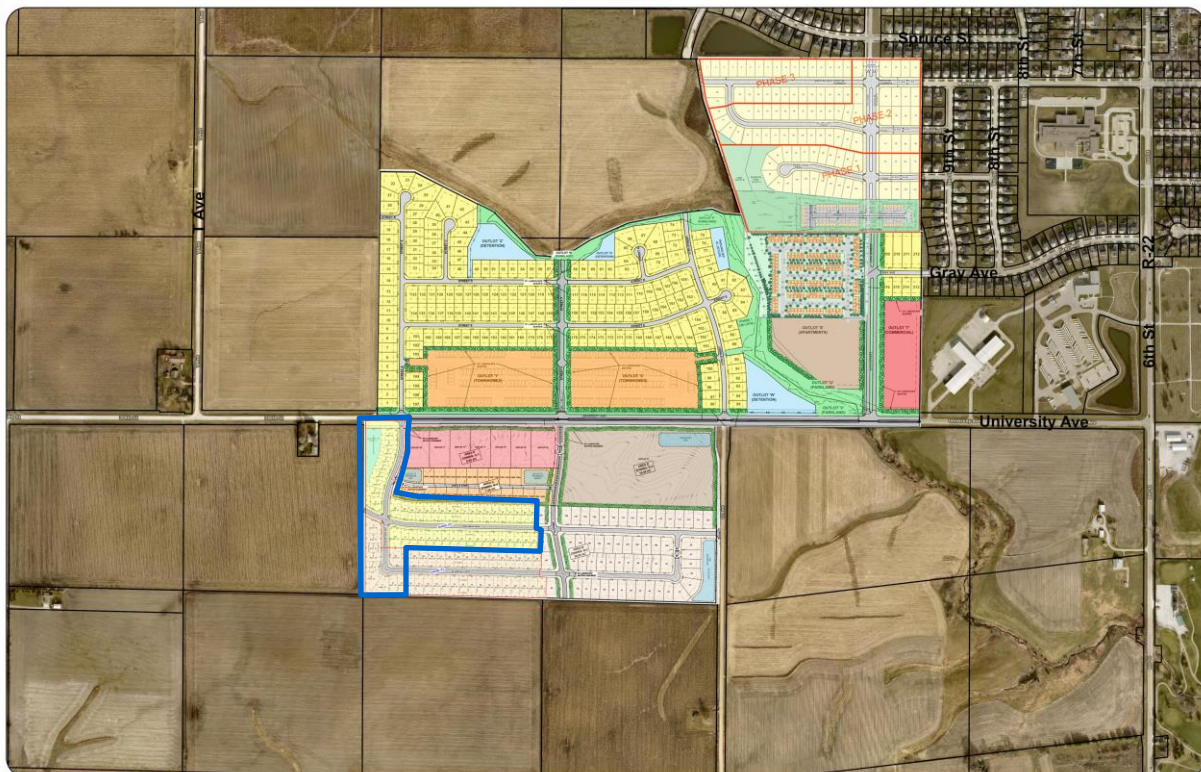
Owner: Phillips-Hamilton, Inc.

Owner’s Representative: Erin Ollendike, PE – Civil Design Advantage

Request: The applicant is requesting approval of a rezoning for a single-family development.

Location and Size: Property is generally located south of University Ave and west of 17th Street, containing approximately 15.3-acres.

AREA MAP



ABOVE: Concept plan of the development identifying the area proposed to be rezoned. 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, Medium Density Residential, High Density Residential, & Mixed Use	R-2 (One & Two Family Residential District) & R-2 (One & Two Family Residential District) with a Planned Development Overlay
North	Prairie Village Neighborhood	Single Family Residential, Medium Density Residential, High Density Residential, & Mixed Use	R-2 (One & Two Family Residential District) & R-4 (Row Dwelling & Townhome Dwelling District)
South	Vacant – Undeveloped	Single Family Residential & Medium Density Residential	A-1 (Agricultural District)
East	Remington Pointe Development (Single Family Residential)	Single Family Residential, Medium Density Residential, High Density Residential, & Mixed Use	R-2 (One & Two Family Residential District), C-1 (Community & Highway Service Commercial District), and R-4 (Row Dwelling & Townhome Dwelling District)
West	Vacant – Undeveloped (Single Family Residential)	Single Family Residential	R-2 (One & Two Family Residential District) with a Planned Development Overlay

BACKGROUND

The subject property is located south of University Avenue and west of 17th Street. The property was rezoned from A-1 to R-2 and R-2/PD-1 as part of the overall rezoning for Remington Pointe in the fall of 2022. The current rezoning request is to rezone a portion of the R-2 lots to R-2/PD-1 and to rezone a portion of the R-2/PD-1 lots to R-2. The proposed concept plan shows an addition of 6 more single-family lots for the overall Remington Pointe Development. The original concept plan showed a total of 141 single-family lots, the current concept plan shows a possible total of 147 single-family lots.

Notification to adjacent property owners was mailed on February 28, 2025. The rezoning signs were placed by the March 4, 2025, deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows 88 single family lots to be developed. A total of 42 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. The remaining 46 lots are proposed to be smaller single-family lots that are subject to requirements of the Planned Development.

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	Standard R-2/PD-I (minimum)
Lot Area	6,000 square feet per
Lot Width	55 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 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;
- 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% stone, brick, or stucco on the front of the home facing the public street;
- Specific requirements for the use of vinyl siding (Royal Crest Double 4-inch or acceptable equivalent)
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

Parkland dedication requirements will apply to the project because of its residential nature. The applicant intends to provide a fee in lieu of land dedication.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential and Medium Density 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. Medium Density Residential is defined as attached side-by-side townhome and rowhome products with densities ranging from 4 to 12 units per acre.

The proposed density of the single-family portion of the overall Remington Pointe development would be approximately 3.3 units per acre. The proposed density is consistent with the ranges identified in the Comprehensive Plan.

STAFF RECOMMENDATION

The proposed rezoning is generally consistent with the land uses identified in the Comprehensive Plan and with the existing surrounding land uses and existing zoning. Staff recommends approval of the rezoning for Remington Pointe.