

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single-Family Residential	Single Family Residential	A-1 (Agricultural District)
North	Under Construction – Single-Family Residential	Single Family Residential	R-2/PD-1 (One and Two Family Residential District with a Planned Development Overlay)
South	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)
East	Single-Family Residential	Single Family Residential	R-3 (Multi-Family Residential District)
West	Under Construction – Single-Family Residential	Single Family Residential	R-2/PD-1 (One and Two Family Residential District with a Planned Development Overlay)

BACKGROUND

The subject property is located north of NW Douglas Parkway and west of NW 10th Street. The applicant requests to rezone the property from A-1 to R-4 for future townhome residential development. This property currently includes a single-family home and several accessory structures. All structures are planned to be removed in the future for the development of townhomes.

Notification to adjacent property owners was mailed on August 1, 2025. The rezoning sign was placed on the property by the August 5, 2025, deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows a total of 30 townhome units. A shared drive is proposed to serve the proposed townhome development and future development to the south. The streets proposed internal to the townhome development will be privately owned and maintained.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 0.44-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 couple nearby City parks include Triumph Park and Stratford Crossing Park.

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 typical 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 proposed townhome project is 8.78 units per acre.

Although the proposed rezoning to R-4, Row Dwelling and Townhome Dwelling District, is not consistent with the Comprehensive Plan, staff is comfortable with the proposal as the proposed zoning is compatible with the zoning of surrounding properties and it will provide a variety of housing options for the area.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning for Shoeman Townhomes.