

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential	C-1A (Neighborhood Commercial District) & C-4 (Office Park Commercial District)
North	Single-Family Residential	Single Family Residential	R-2/PD-1 (One and Two Family Residential District with a Planned Development Overlay)
South	Commercial	Community Commercial	C-1/PD-1 (Community and Highway Service Commercial District with a Planned Development Overlay)
East	Vacant – Undeveloped and Single-Family Residential	Single Family Residential	C-4 (Office Park Commercial District) & R-2/PD-1 (One and Two Family Residential District with a Planned Development Overlay)
West	Multi-Family Residential	High Density Residential	R-3/PD-1 (Multi-Family Residential District with a Planned Development Overlay)

BACKGROUND

The subject property is located north of SE University Avenue and west of SE Waco Place. The subject property is part of a larger parcel that was previously rezoned in 2020 from C-4/PD-1 (Office Park Commercial District with a Planned Development Overlay) to C-4 (Office Park Commercial District) and C-1A (Neighborhood Commercial District). The applicant requests to rezone a portion of the C-4 area to C-1A in order to expand the C-1A area to accommodate future development of a building intended for retail and restaurant uses.

Notification to adjacent property owners was mailed on August 15, 2025. The rezoning sign was placed on the property by the August 19, 2025, deadline. Staff have not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows a total of three lots and one outlot. Lot 2 includes the area proposed to be rezoned to C-1A and includes a building proposed for retail and restaurant space. Lots 1 and 3 are zoned C-4 and are shown to include one building on each of the lots proposed for office uses. The outlot is shown in the northwest corner of the overall site and will be used for storm water detention.

The concept plan shows one full access point provided to the overall site off of SE University Avenue. This would be the only access to this site.

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.

Although the proposed rezoning is not consistent with the Comprehensive Plan, staff is comfortable with the proposal as the proposed zoning is compatible with the existing zoning of the property as well as other properties along SE

August 22, 2025

University Avenue within the vicinity of the subject property. The proposed rezoning will only slightly expand the area of the parcel zoned for C-1A, the remainder of the parcel will remain as currently zoned.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning for 15705 University.