



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Castleton Pointe – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: September 4, 2025

MEETING DATE: September 9, 2025

GENERAL INFORMATION

Owner/Applicant:

Waukee Commons, LC

Owner's Representative:

Paul Clausen, P.E. – Civil Engineering Consultants, Inc.

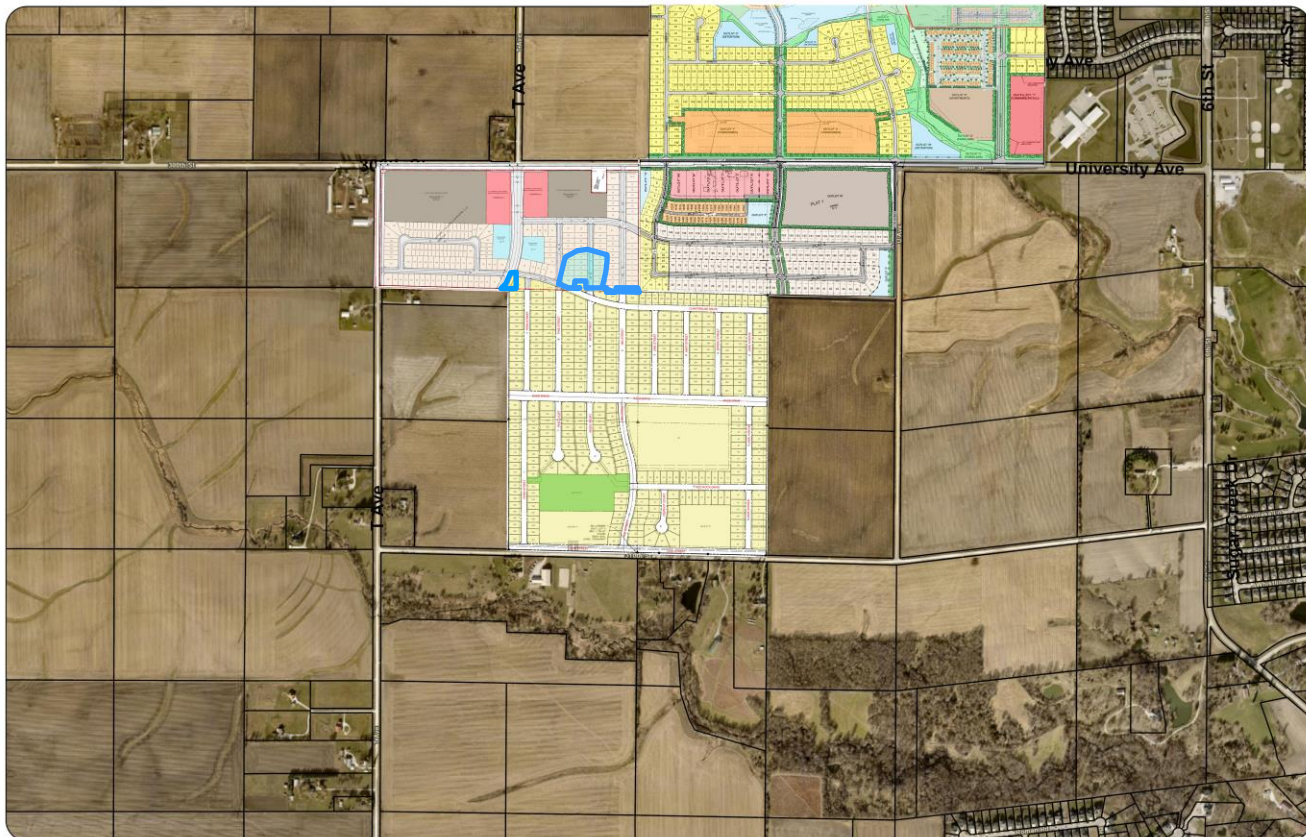
Request:

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

Location and Size:

Property is generally located south of 300th Street/University Avenue and east of T Avenue, containing approximately 3.94-acres.

AREA MAP



ABOVE: 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	R-2 (One & Two Family Residential District) & R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay)
North	Vacant – Undeveloped	Single Family Residential	R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay)
South	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District) & Dallas County
East	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District) & R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay)
West	Vacant – Undeveloped	Single Family Residential	R-2/PD-1 (One & Two Family Residential District with a Planned Development Overlay)

BACKGROUND

The subject property is located south of University Avenue and east of T Avenue. The property was annexed into the City of Waukee in September 2023. The property was previously rezoned from A-1 at the beginning of 2024. The applicant has been in the process of working on the design of the preliminary plat. Due to the new design of the street alignment the applicant is requesting a rezoning of a portion of the previously zoned R-2 and R-2/PD-1 areas in order to align the lots and the newly proposed street layout. The total area proposed to be rezoned is 3.94-acres.

Notification to adjacent property owners was mailed on August 28, 2025. Staff have not received any correspondence regarding this request.

PROJECT DESCRIPTION

All areas proposed to be rezoned are vacant land. A preliminary plat is currently under review and will come forward for approval in the future. The areas proposed to be rezoned from R-2 to R-2/PD-1 include a total of 3.58-acres. The areas proposed to be rezoned from R-2/PD-1 to R-2 includes a total of 0.36-acres.

The concept plan provided is very similar to what was originally provided with the original Castleton Pointe rezoning. It shows 118 single family lots and 48 duplex lots to be developed. The previous concept plan included 110 single family lots and 48 duplex lots. The street alignment has changed since the original concept plan, which is the reason for the rezoning request.

Tables 1 and 2 below summarize the standards for the R-2 and the R-2/PD-1 districts.

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	Single-Family R-2/PD-I (minimum)	Two-Family R-2/PD-I (minimum)
Lot Area	6,000 square feet per	5,000 square feet (per individual lot)
Lot Width	55 feet	40 feet (per individual lot)
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	25 feet	25 feet
Side Yard Setback	10 feet (total)	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 prohibited
- 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. T Avenue is a minor arterial and will be required to have a trail on one side of it. Street Lot C, shown on the concept plan is a collector street and will have a trail along the south side of the street.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 6.95-acres based upon the proposed number of lots shown and what the allowable maximum density is for the R-3 areas. The applicant intends to provide a fee in lieu of land dedication.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential in the Imagine Waukeee 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 3.53 units per acre.

STAFF RECOMMENDATION

The proposed rezoning is consistent with the land uses identified in the Comprehensive Plan. Staff recommends approval of the rezoning for Castleton Pointe.