



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Vintage Estates of Waukee – Rezoning **PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: January 9, 2026

MEETING DATE: January 13, 2026

GENERAL INFORMATION

Owner: MCB Holdings, LLC

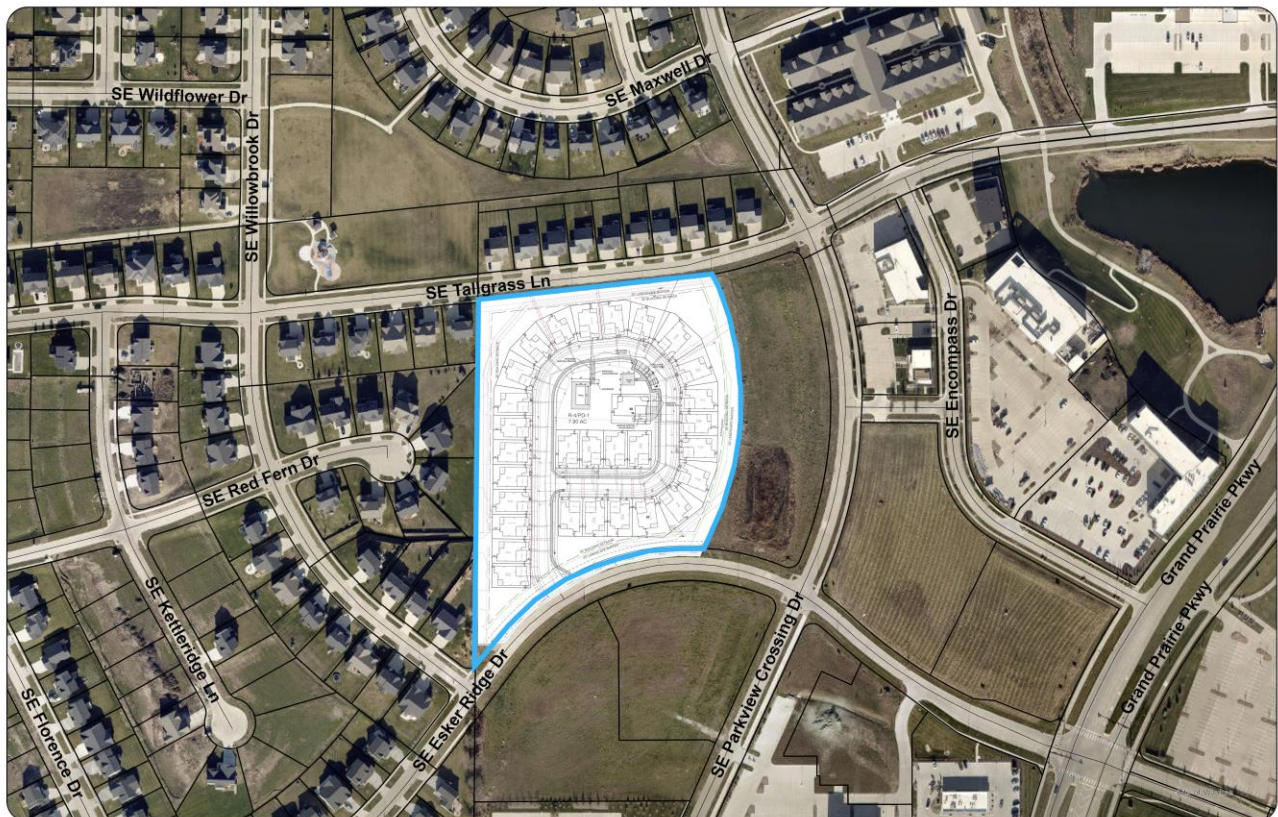
Applicant: David Aschoff

Project Representative: Jason Ledden, P.E. – Snyder & Associates, Inc.

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

Location and Size: Property is generally located north of SE Esker Ridge Drive and west of SE Parkview Crossing Drive, containing approximately 7.90-acres.

AREA MAP



ABOVE: The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan	Current Zoning
Property in Question	Under Construction – Single-Family Residential	Office	R-4 (Row Dwelling and Townhome Dwelling District) with a Planned Development Overlay
North	Single-Family Residential	Rowhouse Residential	R-2 (One and Two-Family Residential District) with a Planned Development Overlay
South	Vacant – Undeveloped	Retail Community	K-RC (Kettlestone Retail Community District) with a Planned Development Overlay
East	Vacant – Undeveloped	Office	K-OF (Kettlestone Office District)
West	Single-Family Residential	Single-Family Residential	R-2 (One and Two-Family Residential District)

BACKGROUND

The property is located within the Kettlestone Corridor and includes 7.90-acres. The property is located north of SE Esker Ridge Drive and west of SE Parkview Crossing Drive. The applicant requests to rezone the property from R-4 (Row Dwelling and Townhome Dwelling District) with a Planned Development Overlay to R-4 (Row Dwelling and Townhome Dwelling District) with a Planned Development Overlay in order to amend the current planned development document to allow for individual lots for each of the proposed units in lieu of the existing co-op development.

Notification to adjacent property owners was mailed on January 2, 2026. The rezoning signs were placed on the property by the January 6, 2026, deadline. Staff have not received any correspondence for or against the request. Staff have taken a few phone calls and emails from nearby residents that are pleased to hear that this property is under development review with plans for completing the project.

PROJECT DESCRIPTION

The concept plan provided includes 30 detached villa style townhome units, a pool, and a gazebo. The original site plan that was approved in April 2022 included 29 detached villa style townhome units and one clubhouse with a pool, all on one lot. The proposed concept plan will get rid of the originally proposed clubhouse and instead include one more detached townhome unit.

With the previously approved plan, all of the dwelling units and land were to be owned by a cooperative. The proposed plan includes getting rid of the cooperative and replatting the property in order to provide individual lots for each of the units. Each lot will be individually owned. An outlot will be provided for the remaining portion of the property and will be owned and maintained by the homeowner’s association.

Many of the units are already under construction with some of them close to being completed. The new property owner plans to complete the units per the originally approved plans with the addition of one more residential unit instead of the clubhouse. The units are located off of a private street. One access is provided into the site off of SE Esker Ridge Drive. This will remain as originally approved.

The requirements of the original Planned Development Agreement will mostly stay the same, the changes to the agreement include allowing a maximum of 30 units rather than 29, getting rid of the cooperative, and getting rid of the community (clubhouse) building. The building setbacks, landscaping requirements and architectural requirements will remain the same. Below are the requirements of the Planned Development Agreement:

- 10-foot setback between units;
- 22-foot front setback without a sidewalk and 25-foot front setback with a sidewalk (minimum perimeter setback of 30-feet will be maintained)
- Minimum two car garage;
- Minimum of 1,350 square feet of floor area per unit;
- No more than two adjacent units can share the same building elevation;
- Prohibition of vinyl siding; and
- Two (2) trees and two (2) shrubs planted on each lot at the time of individual lot development.

The proposed building elevations match what was previously approved with the original site plan. The building materials include hardboard siding, asphalt shingles, stucco, and brick or stone.

Parkland dedication was previously satisfied with the original plans with a fee in lieu of land dedication.

COMPREHENSIVE PLAN

The Kettlestone Master Plan identifies the subject property for office development. In 2016, the subject property was rezoned to K-OF as part of the larger Shops at Kettlestone North rezoning. Since the original rezoning, the area surrounding the subject property has changed significantly. To the east is a rapidly growing office development and to the south is the planned KeeTown Loop entertainment district which includes entertainment, commercial/retail, and restaurant uses. The Kettlestone Master Plan was adopted with the intent to be flexible in the land uses within the district. The diversity of growth within this area and the existing adjoining residential uses to the west are compatible with both the existing and proposed zoning of R-4/PD-1.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the land uses identified in the Comprehensive Plan and Kettlestone Master Plan. Based on the conformance with the Comprehensive Plan and Kettlestone Master Plan staff recommends approval of the rezoning for Vintage Estates of Waukee.