



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Alderbrook – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: February 6, 2026

MEETING DATE: February 10, 2026

GENERAL INFORMATION

Owner:

Dejong Properties, LLC

Applicant:

Landmark Companies, Inc.

Owner's Representative:

Erin Ollendike, P.E. – Civil Design Advantage

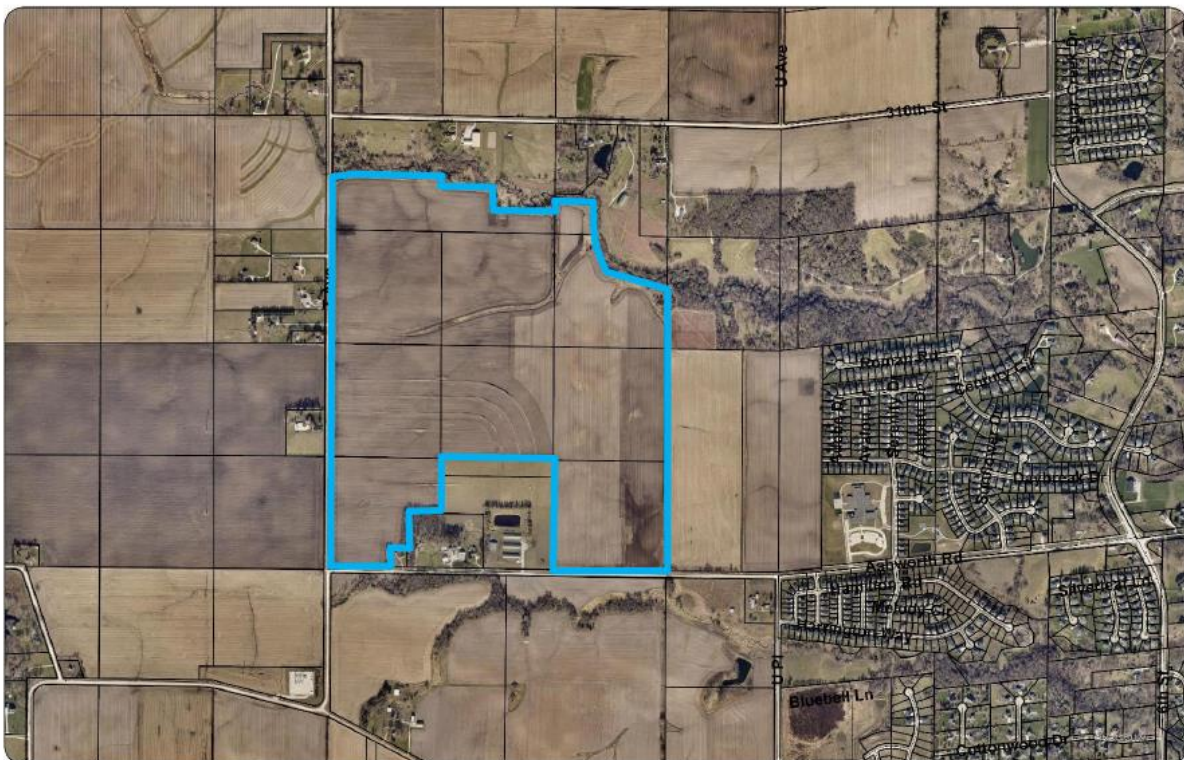
Request:

The applicant is requesting approval of a rezoning for a single-family, multi-family, and commercial development.

Location and Size:

Property is generally located north of Ashworth Road and east of T Avenue, containing approximately 330.7-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 / Medium Density Residential / Neighborhood Commercial / Park	A-1 (Agricultural District)
North	Rural Residential & Agricultural (Dallas County)	Open Space/ Park / Medium Density Residential	N/A Dallas County
South	Agricultural – Hog Confinement / Rural Residential (Dallas County)	Single Family Residential / Medium Density Residential / Open Space / High Density Residential	N/A Dallas County
East	Vacant – Undeveloped / Rural Residential (Dallas County)	Single Family Residential / Open Space	A-1 (Agricultural District) and N/A Dallas County
West	Rural Residential / Agricultural / Vacant – Undeveloped (Dallas County)	Single Family Residential / Open Space / Medium Density Residential / Neighborhood Commercial	N/A Dallas County

BACKGROUND

The subject property is located north of Ashworth Road and east of T Avenue. The property was annexed into the City of Waukee in 2006. The applicant requests to rezone 209.15-acres from A-1 to R-2, 55.44-acres from A-1 to R-2/PD-1, 10.16-acres from A-1 to R-3, 43.68-acres from A-1 to R-4, and 12.90-acres from A-1 to C-1A.

Notification to adjacent property owners was mailed on January 30, 2026. The rezoning signs were placed on the property by the January 3, 2026, deadline. Staff have received correspondence from a neighboring property owner regarding the proposed rezoning and it is included in an attachment with the materials sent out to the Planning and Zoning Commission.

PROJECT DESCRIPTION

The concept plan provided shows 692 single family lots. A total of 492 lots are shown within the area proposed to be zoned R-2, One and Two Family Residential District. All proposed lots within the R-2 district comply with the standard R-2 district requirements (Table 1 below). The remaining 200 single family lots are proposed to be smaller single-family lots that are subject to the requirements of the Planned Development (Table 2 below). Outlots Z, V and T on the concept plan show the areas proposed for R-4, Row Dwelling & Townhome Dwelling District. Outlot Z is 10.84-acres, Outlot V is 6.82-acres, and Outlot T is 23.18-acres. Outlot Y on the concept plan shows the area proposed for R-3, Multi-Family Residential District. Outlot Y is 8.83-acres. Outlots W and X on the concept plan show the areas proposed for C-1A, Neighborhood Commercial District. Outlot W is 2.04-acres and Outlot X is 8.20-acres.

Three outlots are shown on the concept plan at the north to provide stormwater detention for the development. Outlot K shown on the concept plan at the west is for a future city park.

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
- Adjacent lots cannot share the same building elevation
- Minimum of 25% brick and/or stone on the front street facing elevation
- Vinyl siding shall be permitted utilizing Royal Crest Double 4-inch (102mm) Traditional Profile or reasonable equivalent
- 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. Ashworth Road is a minor arterial and will have a trail along the north side of the street. Daybreak Drive is a minor collector and will include a trail along one side of the road.

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 22.5-acres based upon the proposed number of lots shown and what the allowable maximum density is for the R-3 and R-4 areas. The applicant is providing just under 15-acres of parkland (Outlot K on the concept plan) to satisfy the parkland dedication requirements for the single-family residential areas and a portion of the multi-family and medium density residential areas. Any remaining required parkland with future development of the R-3 and R-4 areas will need to be satisfied with other methods.

COMPREHENSIVE PLAN

The subject property is classified as Single Family Residential, Medium Density Residential, Neighborhood Commercial and Park 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. The proposed density of the single-family portion of the project would be approximately 2.62 units per acre.

Medium Density Residential is defined as a variety of attached side by side townhome and row home products, with densities ranging from 4 to 12 units per acre.

Neighborhood Commercial is defined as commercial uses consisting of retail, office, or personal services. Neighborhood Commercial uses typically are located along collectors, or at the intersection of collectors and minor arterials. Neighborhood Commercial would primarily serve surrounding neighborhoods, and provide primarily day-to-day goods and services for residents. They should be walkable from nearby residential neighborhoods.

Although the proposed rezoning to R-3 (Multi-Family Residential District) is not consistent with the Comprehensive Plan, staff is comfortable with the proposal as what is proposed will provide a variety of housing options for the area.

STAFF RECOMMENDATION

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