

PLANNING & ZONING AGENDA ITEM #5

Planning & Zoning Meeting date: 7/28/09

SUBJECT: Approve the Rezoning from A-I Agricultural District to C-4 Office Park Commercial District and PD-I Planned Development Overlay, a parcel to be known as Fox Green Office Park.

SYNOPSIS: The applicant is requesting approval of a rezoning of approximately 45 acres to allow for the development of a sustainable office park. The project would be the first within the Alice's Road Corridor.

STAFF RECOMMENDATION: Staff would recommend approval of the rezoning.

PROPOSED MOTION: Motion to Approve the rezoning from A-I Agricultural District to C-4 Office Park Commercial District and PD-I Planned Development Overlay, a parcel to be known as Fox Green Office Park.

ATTACHMENTS: I. Staff Report

SUPPORTING DOCUMENTS:

- I. Planned Development Document
- II. Staff and Engineer Comment Letters
- III. Neighbor Notification Letter
- IV. Rezoning Sketch
- V. Development Plan
- VI. Alice's Road Corridor Street Alignment
- VII. Sustainable Design Examples

Prepared by: Brad Deets, Development Services Director

Motion by: _____ **Second by:** _____

Roll Call Vote:	Aye	Nay	Abstain
Dutcher	_____	_____	_____
Mook	_____	_____	_____
Steele	_____	_____	_____
Hassebroek	_____	_____	_____
Schmidt	_____	_____	_____
Hoifeldt	_____	_____	_____
Airhart	_____	_____	_____



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Fox Green Office Park - Rezoning

DATE: July 28, 2009

GENERAL INFORMATION:

Applicant: KE Brewer, LLC

Requested Action Rezoning – Planned Development Approval

Location and Size: Property generally located north of Ashworth Road and west of the future Alice’s Road, containing approximately 44.75 acres more or less.

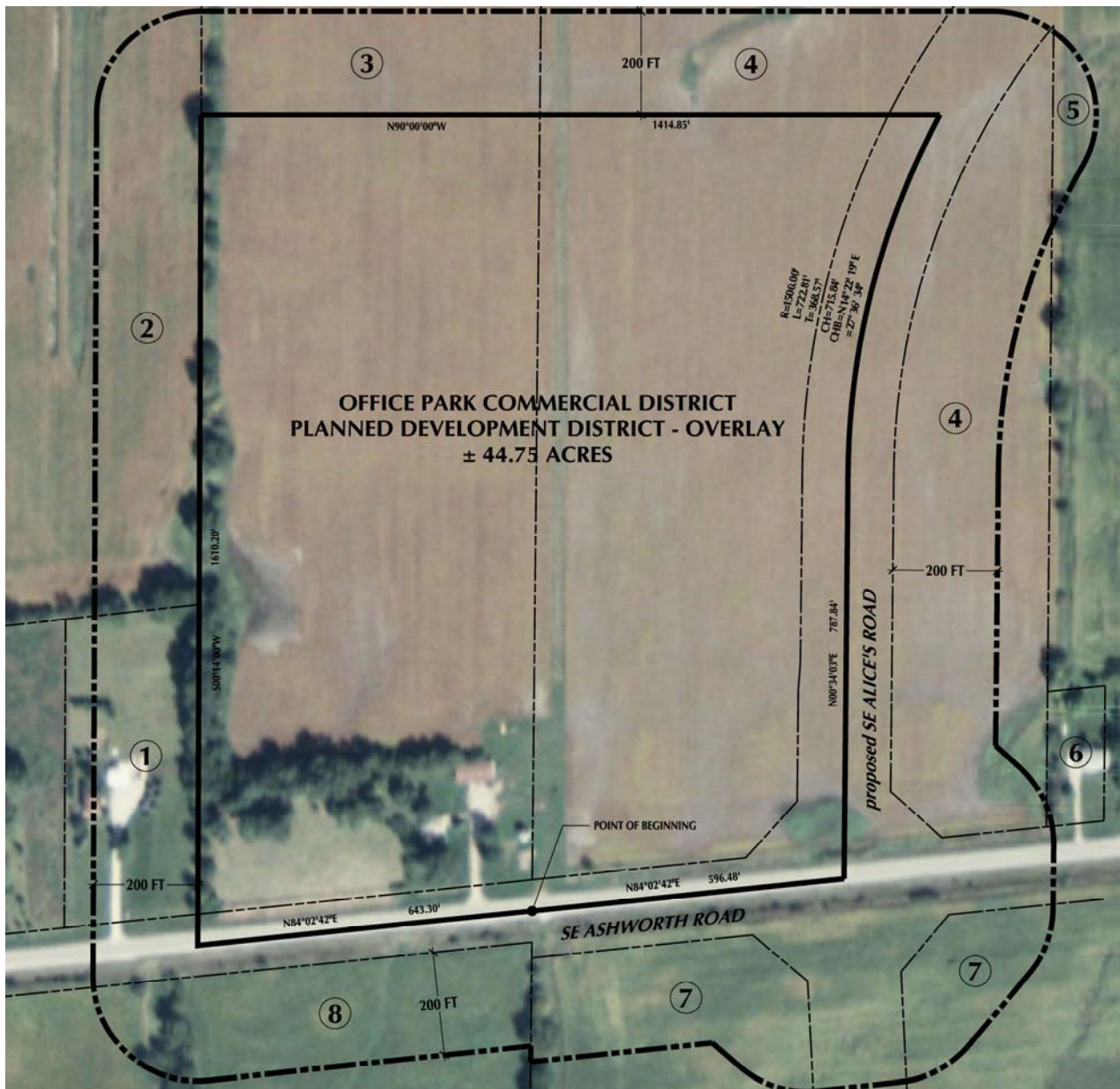
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Futures Corridor	A-1
North	Vacant / Undeveloped	Futures Corridor	A-1
South	Vacant/ Undeveloped	Futures Corridor	A-1
East	Vacant / Undeveloped	Futures Corridor	A-1
West	Vacant / Undeveloped	Futures Corridor	A-1

BACKGROUND:

The subject property is the first proposed project to be located within the Alice’s Road Corridor which was identified within the Waukeee Comprehensive Plan as the futures corridor. The Alice’s Road Corridor Plan identifies this specific property as suitable for office/commercial development. Over the past year, the City has been working to complete the design of the sanitary sewer and Alice’s Road alignment in an effort to be prepared for these types of requests as they are submitted.

The applicant is requesting approval of a rezoning of the property from A-1 Agricultural District to C-4 Planned Office Park Commercial District. The applicant also requests approval of a Planned Development Overlay District for this property. It is the intent of the applicant to develop the proposed office park with sustainability in mind. Therefore, the Planned Development has been designed to identify specific site and building practices that must be considered in the development of the individual sites.



Aerial Photo of Property

Project Description:

The applicant has submitted the necessary petition and consent to the rezoning. The rezoning map indicates consent to the rezoning from 60.25% of the property within 200 feet of the property proposed to be rezoned. Notification of the proposed rezoning request was sent on July 17, 2009. Additionally, a rezoning notification sign was placed on the property on July 21, 2009. To date, staff has received one inquiry to the rezoning. It is staff's understanding that they were concerned about some drainage issues that currently exist on the property and the person questioned how those drainage issues would be handled as development occurred. Staff has not received any formal petitions against the proposed rezoning.

The proposed rezoning is consistent with the Alice's Road Corridor Plan and Waukee Comprehensive Plan which shows this area as office park and commercial development. The proposed Planned Development document specifies the minimum requirements for the development including use, bulk regulations, parking, open space, landscaping, signage, architecture as well as specific sustainability practices that will be required. As a part of the rezoning request, a Concept Development Plan has been prepared which more clearly shows the design intent of the development as described in the Planned Development narrative.

Proposed Use:

The applicant has proposed an underlying zoning district of C-4 Office Park Development. The allowable uses within the C-4 zoning district include business and professional offices, medical offices and clinics, hospitals, libraries, funeral homes and mortuaries. Other auxiliary uses that are intended to serve the users of the business and professional offices such as bookstores, drug stores, snack shops and restaurants are permitted as long as they are interior to the building that houses the business or professional offices.

As a part of the Planned Development, an additional use of the property as a business conference/small events center has been identified.

Future Corridor Design and Street Layout:

As a part of the review of this application, staff has worked very closely with our consultants to identify the needed Alice's Road right of way, street design and overall compatibility with the City's vision for the Alice's Road Corridor.

The Alice's Road alignment shown on the Development Plan is consistent with the design and acquisition plat that has been prepared by Foth Engineering, the City's consultant. It calls for 175 feet of right of way which will allow for the ultimate development of six through lanes, dual left turn lanes and right deceleration lanes.

It is anticipated that SE Ashworth Road in the future will be a four lane roadway with a center median. Due to the grade and some other issues with alignment, it is anticipated that the majority of the

roadway expansion will occur on the south side of the road. An additional ten feet beyond what already exists for right of way has been identified within the Development Plan for Ashworth Road.

As indicated on the proposed Development Plan, the project is anticipated to be internally serviced with one looped street providing ingress and egress to SE Ashworth Road and SE Alice's Road. Adequate right of way has been identified for turning lanes and adequate lane width to service the internal development. Both access points are expected to be full access intersections based upon the street layouts for Alice's Road and Ashworth Road as well as the access point locations to adjacent properties. The Development Plan also identifies a potential driveway connection to the property to the north. For the purposes of this document, it has been identified as a private roadway although as the development continues to evolve, there is a possibility that this connection could become a public street.

Staff has reviewed the relationship of this proposed project to adjacent properties and future development. A map has been prepared which identifies future street connections and also shows existing and planned developments within the area. As the Commission may recall, the Alice's Road Corridor Plan identified the City's desire to limit driveway access to Alice's Road to allow for that roadway to function as a true arterial corridor. As a part of that planning effort, a looped roadway was proposed north of this property to limit the access points to Alice's Road. However, as the development has occurred to the west, it places somewhat of a pinch on the actual placement of a looped roadway. Additionally, the concept of a loop will create some awkward parcels to develop. Therefore, staff is in the process of revising the streets plan as it relates to the Alice's Road Corridor which will be forwarded along for consideration at a future date as it relates to development further to the north. Staff believes that the proposed collector roadways are adequate to provide access to the corridor while still accomplishing the goal of limiting access points onto Alice's Road.

The developer has been in discussions with the City regarding some possible alternative designs for the proposed internal street due to the desire to develop a green sustainable office park. The actual design will be defined as a part of the preliminary plat and construction drawings for the development which are anticipated to occur later this year. City staff is not opposed to exploring possible options for an alternative street design assuming the positives and negatives of any alternative street design are fully explored and addressed.

As indicated on the development plan and referenced within the Planned Development narrative, to the greatest extent possible driveway access internal to the development will be limited by using a number of shared driveways and interconnecting the individual site parking lots. Provisions for maintenance responsibility are required to be defined as a part of the final platting documents.

Site and Building Design:

For the most part, the bulk regulations and architectural requirements proposed within the Planned Development are consistent with the minimum required of the underlying C-4 zoning district.

The desire for this project is that it be designed and developed with the environment in mind. As such the Planned Development defines that each building within the development will be

required to at a minimum meet the requirements for a LEED Certified building. It should be noted that the proposed Planned Development does not go as far though as requiring each site actually go through the certification process.

The Planned Development also specifies requirements for storm water management and drainage be designed using low impact design concepts including biocells and rain gardens within parking lots as an alternative to the more standard storm sewer and intake design.

Parking:

The Planned Development document proposes the minimum parking requirements for the site shall be four parking stalls per 1,000 square feet of gross floor area which is consistent with office park designs. One of the areas within the LEED process is that sites are developed to not exceed parking beyond the minimum required by the City. Staff feels with the interconnected driveways and parking lots that the four stalls per 1,000 square feet of gross floor area will be adequate based upon the anticipated uses within the development.

Open Space/Landscaping:

Minimum open space and landscaping has been defined within the Planned Development document. Required open space will be 25% of each lot. However, it has been written into the Planned Development document as it relates to LEED certification that each lot must exceed the minimum open space by 30%. As such, ultimately the minimum open space per lot will be 32.5% which is more restrictive than the underlying zoning district.

The minimum number of trees and shrubs has been defined within the Planned Development Document. Additionally, a landscape buffer will be required along the west property line.

STAFF RECOMMENDATION

At this time, staff is comfortable with the proposed rezoning request as it appears to be consistent with the Alice's Road Corridor Plan, Waukee Comprehensive Plan as well as some of the initiatives related to sustainability that the City has been trying to promote.

Staff would recommend approval of the proposed rezoning from A-I Agricultural District to C-4 Office Park Commercial District and PD-I Planned Development Overlay District.

CITY OF WAUKEE

Brad Deets
Director of Development Services