



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Parkview Crossing Plat 6 – Lot 112 Rezoning

DATE: May 25, 2010

GENERAL INFORMATION:

Applicant: Jerry’s Homes, Inc.

Requested Action Rezoning Approval

Location and Size: Property is generally located east of Parkview Crossing Drive, north of SE Pleasant View Drive containing approximately 10.38 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-3
North	Vacant – Undeveloped	Neighborhood Residential	C-1A
South	Vacant – Undeveloped	Neighborhood Residential	R-3
East	Vacant – Undeveloped	Waukeee Futures Corridor	C-1
West	Parkview Crossing Plat 6 & 6 – single family homes	Neighborhood Residential	R-2

BACKGROUND:

The property is within the overall Parkview Crossing development south of the main Waukeee School District Campus. The property is located in the northeast corner of the SE Parkview Crossing Drive and SE Pleasant View Drive intersection and was zoned and platted as a part of Parkview Crossing Plat 6, identified as Lot 112. The Planning and Zoning Commission and City Council reviewed the R-3 zoning proposal for the property in the spring of 2004.

At this time, the applicant is requesting a change in zoning from R-3 (Rental Multi-family Residential District) to R-2 (One and Two Family Residential District) to allow for the development of single family homes.



Aerial of Project and Surrounding Properties

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. The Rezoning Map indicates consent to the zoning change from 71.25% of the property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on May 18, 2010. To date, staff has not received any correspondence for or against the proposal. Notification signs of the proposed City Council Public Hearing Date have been placed on the property.

Single Family homes border the property to the west. The properties directly north and east are zoned to accommodate neighborhood commercial and general commercial uses respectively. The property south is zoned R-3 and was a part of the original area zoned for multi-family residential uses in conjuncture with the property in question.

From a land use perspective, the requested zoning designation is complimentary of the existing development west of the property. With adjacent properties on the north and east zoned for commercial uses, the request is not ideal for addressing density transition from a residential area into commercial areas; however the City's ordinances place a buffer requirement on commercial/industrial areas that develop adjacent to a residential area and the request is not atypical to previous practice in Waukee. Additionally, staff would note that a master plan of the entire Alice's Road Corridor is intended to be completed over the course of the next year that will better identify specific site characteristics of the properties north and east of the property in question to aid in mitigating the transition in land uses.

The concept plan for the property identifies 35 total single family residential lots that are intended to be completed in a phased approach with 8 lots included in the first phase. The proposed lots have been designed to conform to R-2 requirements.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend Approval of the rezoning request.

CITY OF WAUKEE

Ben Landhauser
City Planner