

PLANNING & ZONING AGENDA ITEM #5

Planning & Zoning Meeting date: 5/26/09

SUBJECT: Approve the Rezoning Amendment – PD-I Modifications for Williams Pointe Plat 12 (Williams Pointe North)

SYNOPSIS: The subject property is included in the Williams Pointe Planned Development that was approved by the City of Waukee in July 2005 and amended in December 2007. The Planned Development includes a total of 104 acres more or less and is planned to include single family residential, townhomes, condominiums/apartments and commercial development when it is fully developed. The property has previously been platted as a part of Williams Pointe Plat 12 and is currently zoned R-3 Rental Multi-Family District with a Planned Development Overlay.

The applicant is requesting approval of a rezoning of the property to modify the Planned Development Overlay allowing for the development of a senior housing project. The Planned Development Agreement is also required to be altered to coincide with the rezoning.

The applicant has received tax credit from the State of Iowa related to this proposed affordable senior housing project.

STAFF RECOMMENDATION: At this time all staff comments have been addressed and would recommend approval of the request for rezoning to the Williams Pointe North Planned Development.

PROPOSED MOTION: Approve the PD-I Modifications for Williams Pointe Plat 12 (Williams Pointe North) related to a project to be known as Thomas Place.

ATTACHMENTS:

- I. Staff Report

SUPPORTING DOCUMENTS:

- I. Rezoning Notification Letter
- II. List of Adjacent land owners
- III. Rezoning Map
- IV. Sketch Plan
- V. Development Plan
- VI. Elevations
- VII. Perspective Drawing

Prepared by: Ben Landhauser, City Planner

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: Ben Landhauser

RE: Thomas Place -
Williams Pointe North Rezoning

DATE: May 26, 2009

GENERAL INFORMATION:

Applicant: JNB Hometown Harbor Waukeee, L.P.

Requested Action Rezoning Approval

Location and Size: Property generally located at the southwest corner of the SE Laurel Street and SE Brick Drive intersection, containing 16.0 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD R-3
North	Vacant - Undeveloped	Neighborhood Residential	PD C-1
South	Vacant - Undeveloped	Neighborhood Residential	C-4
East	Vacant - Undeveloped	Neighborhood Residential	PD R-4
West	Hickman Industrial Park	Community Village	M-1

BACKGROUND:

The subject property is included in the Williams Pointe Planned Development that was approved by the City of Waukeee in July 2005 and amended in December 2007. The Planned Development includes a total of 104 acres more or less and is planned to include single family residential, townhomes, condominiums/apartments and commercial development when it is fully developed. The property has previously been platted as a part of Williams Pointe Plat 12 and is currently zoned R-3 Rental Multi-Family District with a Planned Development Overlay.

The applicant is requesting approval of a rezoning of the property to modify the Planned Development Overlay allowing for the development of a senior housing project. The Planned Development Agreement is also required to be altered to coincide with the rezoning.

The applicant has received tax credit from the State of Iowa related to this proposed affordable senior housing project.



Aerial of Property and Surrounding Area

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. The rezoning map indicates consent to the rezoning from 76.24% of the property owners within 200 feet of the proposed rezoning. Notification of the proposed rezoning request was sent on May 19, 2009. To date, staff has not received any formal correspondence for or against the proposed rezoning request. Notification signs of the proposed Planning and Zoning Commission Meeting and City Council Public Hearing Date have been placed on the property.

May 22, 2009

The property is bordered by land zoned R-4 for the development of townhomes to the east, C-1 zoned property for a pedestrian oriented commercial development to the north, Hickman Industrial Park to the west, and C-4 zoned property to the south for a business park development.

The applicant has provided a sketch plan and development plan of the proposed senior apartment development intended for this property. The sketch plan indicates a total of 116 units which creates a density of approximately 7 units per acre. The Planned Development Document for Williams Pointe North allows for a total of 20 units per acre for this property.

Parking accommodations are proposed to include 116 internal parking stalls for residents and 59 external parking stalls for visitors and staff.

Elevations have been included for your reference. The elevations are consistent with the building material requirements for multi-family developments as required by the Site Plan Ordinance.

As a part of the overall development concept, the applicant is proposing to provide community garden areas, courtyard, pavilion, outdoor recreation amenities, and walking paths that are integrated with the public trail system on the southern border of the property.

A copy of the proposed changes to the Planned Development Document has been attached for your review.

STAFF RECOMMENDATION

Based upon the location of the site in relation to adjacent property uses, the proposed layout of the building and site amenities, this is an appropriate use of the property and zoning. Staff feels comfortable with the proposal and would recommend approval of the request for rezoning to the Williams Pointe North Planned Development.

CITY OF WAUKEE

Ben Landhauser
City Planner