



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Warrior Ridge - Rezoning

DATE: January 10, 2012

GENERAL INFORMATION:

Applicant: Triple T Development, LLC.

Requested Action Rezoning Approval

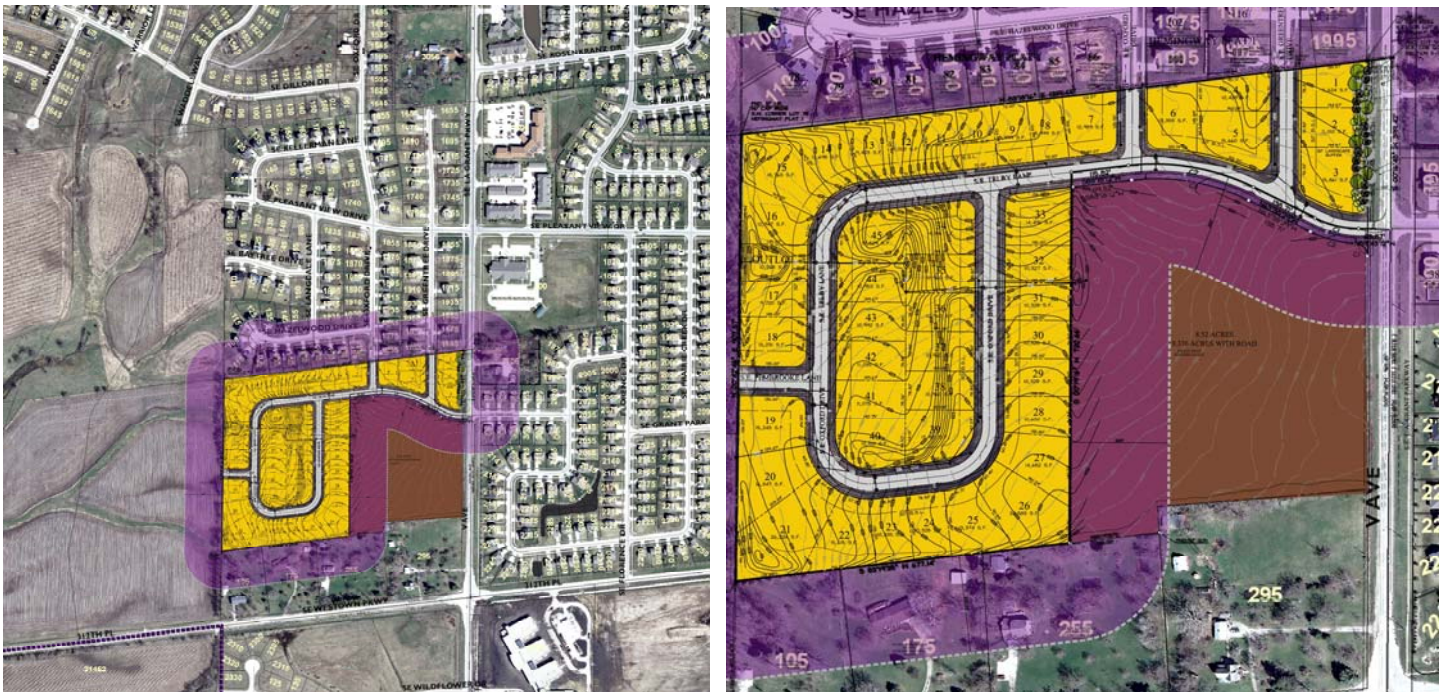
Location and Size: Property is generally located west of SE L.A. Grant Parkway, between SE Pleasant View Drive and SE Westtown Parkway containing approximately 17.306 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	A-1
North	Hemingway Subdivision – Single Family Residential	Neighborhood Residential	R-2
South	Existing Rural Residential	Neighborhood Residential	A-1
East	Grant Park Subdivision – Single Family Residential / Vacant - Undeveloped	Neighborhood Residential	R-2 / A-1
West	Future Glynn Village Subdivision – Currently Undeveloped	Neighborhood Residential	PD R-1

BACKGROUND:

The subject property involved in the proposed rezoning has most recently been owned by the Waukeee United Methodist Church and was sold to the applicant as a part of the church's desire to acquire seed money in order to construct a new church along SE L.A. Grant Parkway on the remaining 8.52 acres (see concept plan for property location). The applicant is proposing to rezone the portion of property (17.306 acres) identified in the attached rezoning sketch with the intent of developing a single family residential subdivision complementary to the adjacent Hemingway and Grant Park subdivisions.



Aerial of Concept Plan (YELLOW) for the subdivision with the 200' Rezoning Notification Buffer (PURPLE) 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 60.12% 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 December 29, 2011. 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 north and east. The west side of the property is bordered by the future extension of Hubbell's Glynn Village subdivision, which will also include single family homes. The larger 8.52 acre parcel indicated in brown on the above aerial has been retained by the Waukee United Methodist Church with the intent that they will at some point build a new church on that site.

From a land use perspective, the requested zoning designation is complimentary of the existing development surrounding the property. The Comprehensive Plan identifies this area as intended for Neighborhood Residential, which certainly matches the applicant's intent of developing single family residential lots.

The concept plan for the property identifies 45 total single family residential lots that are intended to be completed in a single phase. The proposed lots have been designed to conform to R-2 requirements and in fact exceed many of the required provisions. With successful approval of the proposed rezoning, the applicant has indicated an immediate desire to develop the proposed lots this spring.

January 6, 2012

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