



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Williams Pointe North Planned Development
Rezoning

DATE: May 9, 2017

GENERAL INFORMATION:

Applicant: Top Soil Farms US, LLC

Requested Action Rezoning Approval

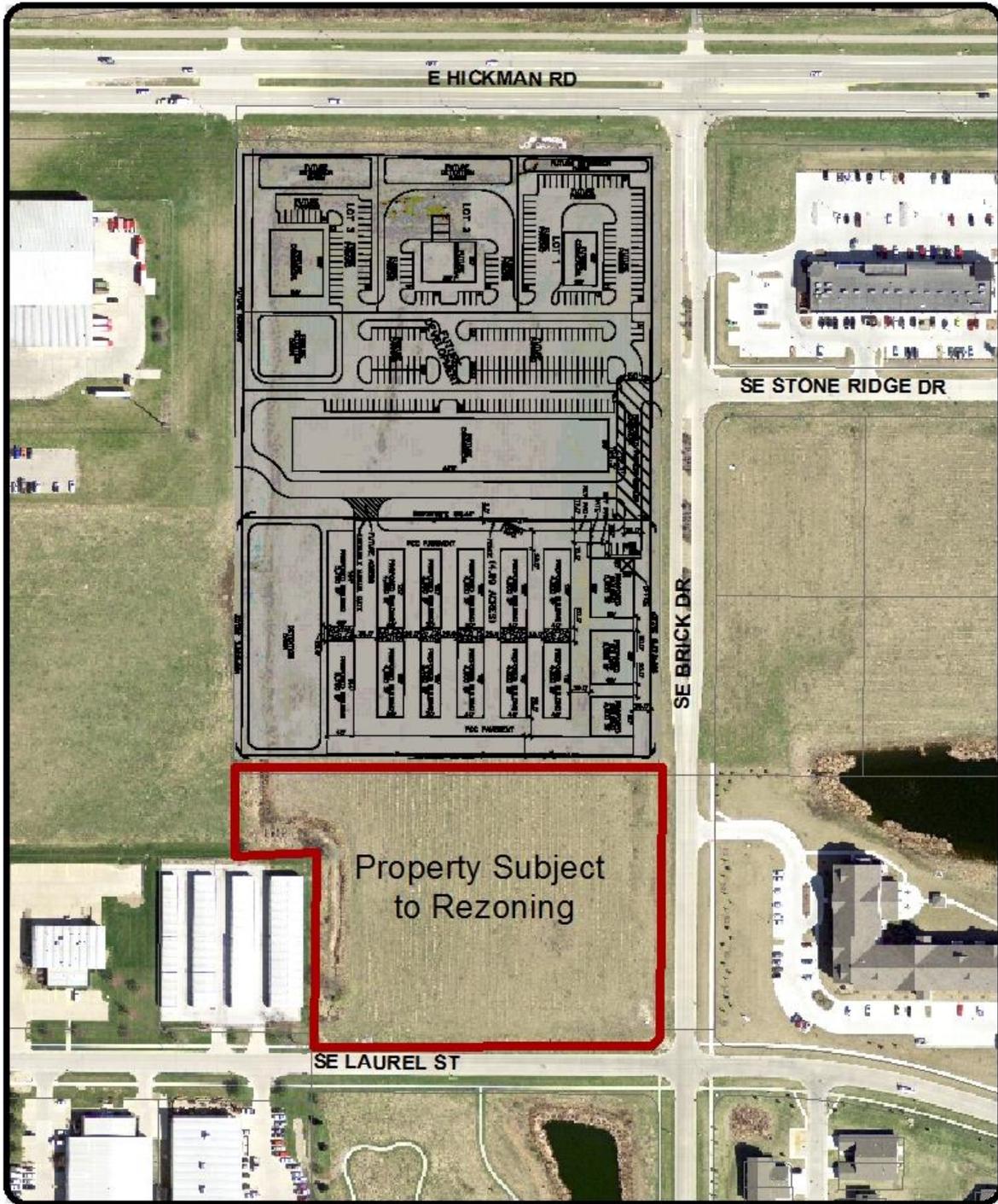
Location and Size: Property generally located at the northwest corner of SE Brick Drive and SE Laurel Street, containing approximately 4.77 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD R-4
North	Vacant – Undeveloped	Neighborhood Residential	PD C-1
South	Vacant – Undeveloped	Neighborhood Residential	PD R-3
East	Alice Place Senior Living	Neighborhood Residential	PD R-3
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 several times over the years, most recently for the development of townhomes at the intersection of SE Waco Place and SE Laurel Street. The Planned Development includes a total of 104 acres more or less and includes single family homes, townhomes, condominiums/apartments and commercial development when it is fully developed. The property in question has previously been platted as a part of Williams Pointe Plat 13 and was rezoned in 2013 for townhomes from C-1 Commercial. The townhome project never moved forward, the property went back to the FDIC and was recently purchased. The current owner is requesting the property be rezoned back to C-1 Community and Highway Commercial with a Planned Development Overlay, consistent with what the property was zoned prior to 2013.



ABOVE: Aerial of Property and Surrounding Area

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning in order to begin the rezoning process. Notification of the proposed rezoning request was sent on May 2, 2017. To date, staff has not received any formal correspondence for or against the proposed rezoning request. Notification signs of the proposed planned development change have been erected on the properties specific to the underlying zoning designation proposed. The signs also identify the City Council Public Hearing Date of May 15, 2017.

The property located just to the north of the subject property was rezoned earlier this year to accommodate a self-storage development. Between the development of the property to the north and the existing light industrial development to the west, staff does feel that the current zoning of the property is inconsistent with the surrounding area.

STAFF RECOMMENDATION

With the changing uses of the surrounding development, staff feels the rezoning of the property back to C-1 Community and Highway Commercial is appropriate and is consistent with the past zoning of the property.

Staff would recommend approval of the proposed rezoning.

CITY OF WAUKEE

Brad Deets