



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Commons at Greenway Park - Rezoning  
**PREPARED BY:** Brad Deets - Development Services Director

**REPORT DATE:** February 22, 2019

**MEETING DATE:** February 26, 2019

### GENERAL INFORMATION

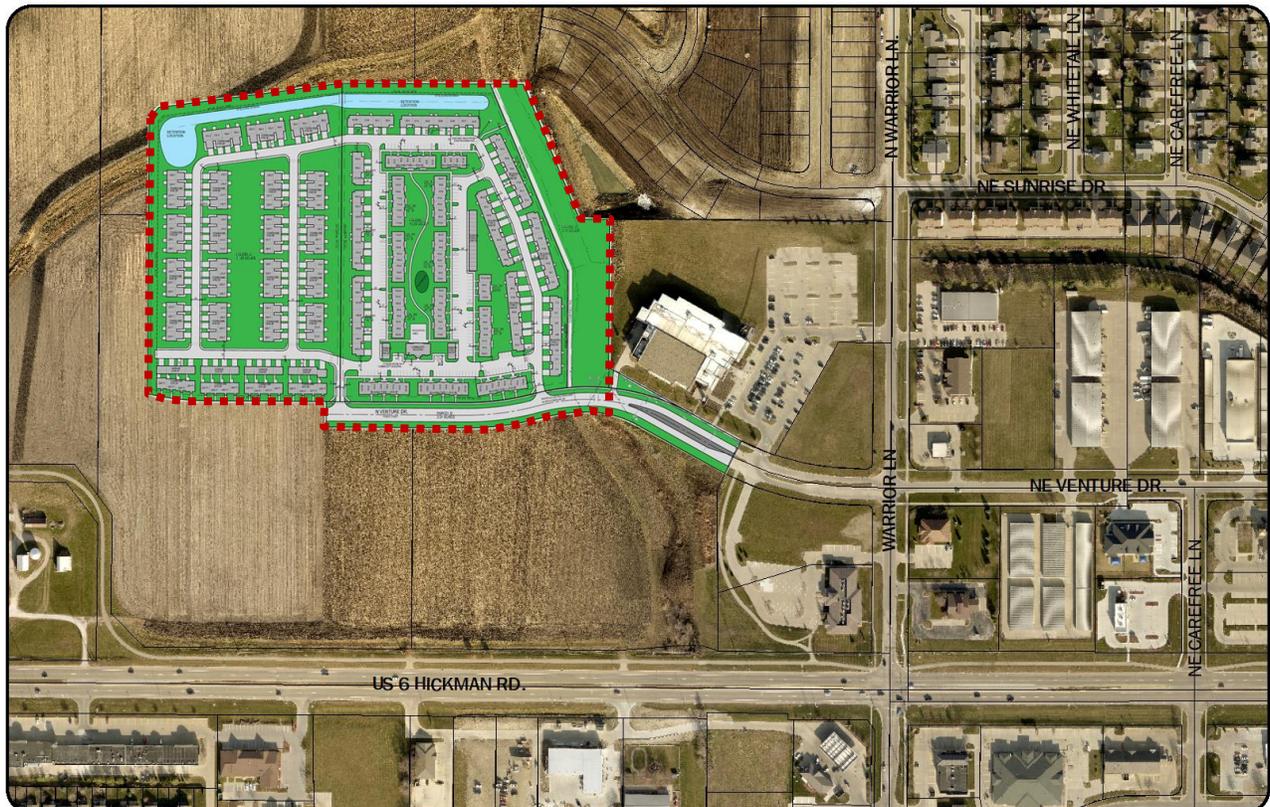
**Applicant / Owner:** Signature Development of Iowa, LLC – Applicant

**Owner’s Representative:** Joel Jackson, Bishop Engineering

**Request:** The applicant is requesting approval of rezoning from A-1 Agricultural District to R-4 Row Dwelling and Townhome Dwelling District and PD-1 Planned Development Overlay.

**Location and Size:** Property is generally located north of W. Hickman Road and west of N. Warrior Lane containing 22.41 acres more or less.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed property (outlined in **RED**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential	A-1 Agricultural District
North	Vacant - Undeveloped	Single Family Residential	A-1 Agricultural District
South	Vacant - Undeveloped	Commercial Mixed Use	A-1 Agricultural District
East	Waukee Family YMCA	Institutional	C-1B Large Scale Commercial District
West	Vacant - Undeveloped	Medium Density Residential	A-1 Agricultural District

## HISTORY

The subject property is generally located north of Hickman Road and west of Warrior Lane.

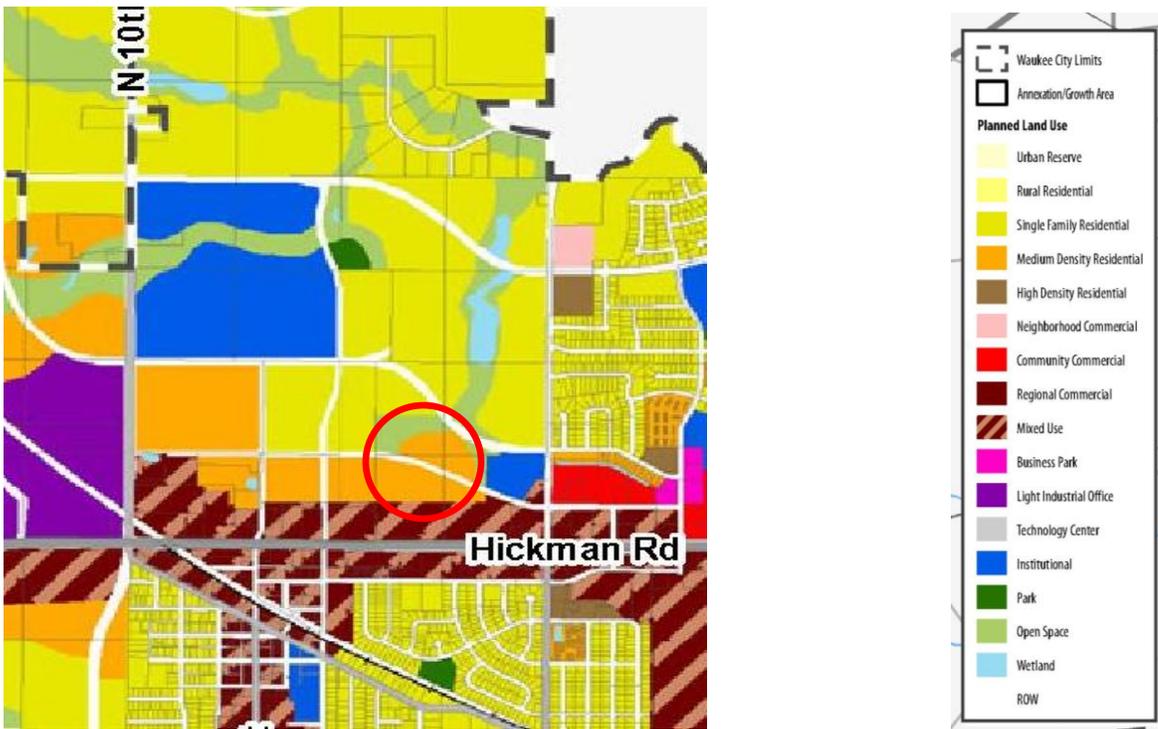
The applicant has provided the required application and required consent from surrounding property owners. Notice of the proposed rezoning request was provided to the adjoining property owners within 200 feet of the property. To date, staff has not received any correspondence for or against. A sign has also been placed on the property notifying the general public of the proposed meeting dates. A Public Hearing date before the City Council has been scheduled for Monday, March 18, 2019.

## PROJECT DESCRIPTION

The owner/applicant is requesting approval of a rezoning of the property from A-1 Agricultural District to R-4 Row Dwelling and Townhome Dwelling District with a PD-1 Planned Development Overlay.

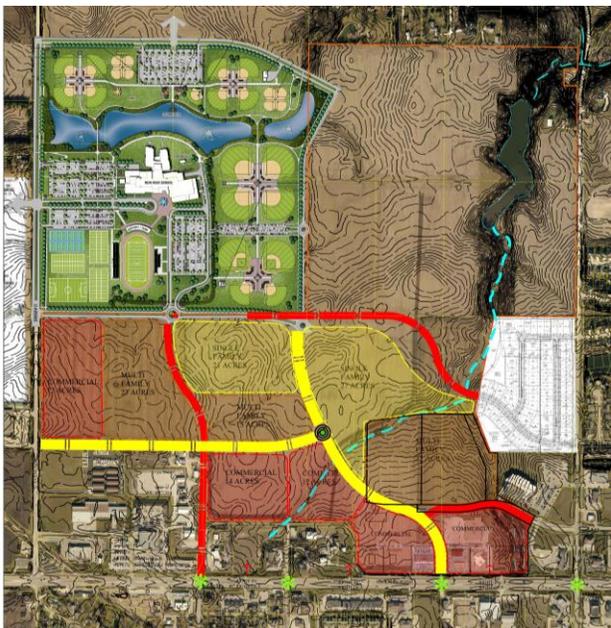
The subject property is identified within the proposed Waukee 2040 Comprehensive Plan as Medium Density Residential. The proposed rezoning of the property to R-4 Row Dwelling and Townhome Dwelling District is consistent with the proposed Comprehensive Plan. The applicant is requesting approval of a Planned Development Overlay District to accommodate specific design characteristics proposed within the development as depicted on the proposed Conceptual Development Plan and described within the Planned Development Narrative.

The proposed development would be located north of the extension of NW Venture Drive initially with future access also being provided with a street connection directly to W. Hickman Road.



Waukee 2040 Comprehensive Plan with subject property identified in RED

The property is a part of the larger Broderick Property located to the north and west of the proposed development. Staff has been working the adjoining property on layouts for the remaining portions of the future development. It is anticipated that commercial development would be located to the south and west of the subject property with single family residential being located to the north.



The applicant is proposing to develop a number of different styles and sizes of townhomes in order to create a diverse rent matrix to meet several different markets. As a part of the rezoning request, a Conceptual Development Plan has been prepared and submitted which identifies the construction of 251 townhomes that would be developed in configurations of 3, 4, 7 and 8 plex buildings.

The proposed units would range in size from an approximately 600 square foot efficiency unit up to an approximately 1,500 square foot two-story unit. The units would include a combination of different configurations and architectural styles and would include units both with attached and detached garages. The Development Plan identifies a Parcel A which would be developed as townhomes for sale with Parcel B being developed with townhomes for lease.

In an effort to create a more desirable streetscape along NW Venture Drive, the applicant has proposed a townhome product that would include a rear loaded garage or driveway with the front doors of the units facing out towards NW Venture Drive.

The applicant is working with the adjoining Broderick Family for the dedication of Parcel C as identified on the Development Plan for parkland dedication purposes. The City has previously identified Parcel C as a desired area for the extension of a trail running north and south and eventually connecting into the future connection of NW Douglas Parkway. The proposed parkland dedication would accommodate and allow the City to preserve a natural drainage way. The applicant has proposed a series of internal sidewalks and trails which would also include a connection to the future trail constructed within Parcel C.

In addition to the parkland dedication, the applicant proposes a series of private improvements internal to the development that will be available for those owners and tenants. The proposed private improvements include a community building, pool, playground area and patio areas.

As a part of the development, a landscape buffer would be required along the north and west property lines to provide a separation from future developments.

The applicant has proposed higher quality building materials which have been identified within the Planned Development document. The buildings will be constructed of a combination of hardboard siding, brick and stone. Vinyl siding will not be permitted.

The proposed Planned Development document articulates the minimum requirements and bulk regulations based upon the proposed Development Plan and also identifies the additional components of the development that will be required in exchange for relief from the minimum requirements of the R-4 underlying zoning district.

### **STAFF RECOMMENDATION**

The proposed rezoning request is generally consistent with the proposed Imagine Waukee 2040 Comprehensive Plan and staff would be supportive of the proposed rezoning request.