



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** LA Grant and University Townhomes – **PREPARED BY:** Brad Deets, Dev. Services Director  
Rezoning

**REPORT DATE:** June 21, 2019

**MEETING DATE:** June 25, 2019

### GENERAL INFORMATION

**Applicant:** Hubbell Realty Company

**Owner:** Philip E. Broderick

**Owner's Representative:** Caleb Smith, McClure Engineering Company

**Request:** The applicant is requesting approval of a rezoning for a residential townhome development

**Location and Size:** Property is generally located south of SE University Avenue and west of SE LA Grant Parkway, containing approximately 18-acres.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **PURPLE**).

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Existing Acreage	Medium Density Residential and Neighborhood Commercial	A-1 (Agricultural District)
North	Centennial Park	Park Land	COS (Conservation and Open Space District)
South	Glynn Village Townhomes	Medium Density Residential	R-1/PD-1 (Single Family Residential/Planned Development)
East	Kum & Go Waukee Public Safety	Neighborhood Commercial and Institutional	C-1 (Community and Highway Commercial District)
West	Glynn Village Single Family Homes	Single Family Residential	R-1/PD-1 (Single Family Residential/Planned Development)

**BACKGROUND**

The subject property is located at the intersection of SE University Avenue and SE LA Grant Parkway and is currently undeveloped and used as a hay field. There is an existing drainage way that cuts diagonally through the property effectively splitting the property in half. The current use of the property is for agricultural purposes. The City Council set a public hearing date for the proposed request at the June 3, 2019 meeting. The proposed public hearing has been scheduled for July 1, 2019. Rezoning signs have been in place on the property since June 4, 2019. Notification to adjacent property owners was mailed on June 14, 2019. To date, staff has not received any correspondence either for or against the proposed rezoning. The applicant did hold a neighborhood meeting regarding the proposed rezoning request. Correspondence from the meeting is included with this report.

**PROJECT DESCRIPTION**

The proposed rezoning request is to R-4 Row Dwelling and Townhome Dwelling District with a Planned Development Overlay. The Planned Development Overlay further defines the proposed development and provides requirements and specifications related to bulk regulations, density, architectural provisions and open space. As a part of the rezoning request, the applicant was required to prepare a concept plan generally identifying a layout and configuration of the development including the location of home sites, private drive locations, parking and general setback provisions.

**COMPREHENSIVE PLAN**

The Imagine Waukee 2040: Comprehensive Plan identifies the majority of the property as medium density residential. The land use plan also shows the potential of a small neighborhood commercial site at the intersection of SE University Avenue and SE LA Grant Parkway. The proposed townhome development is consistent with the medium density residential land use designation. Medium Density Residential is defined as a variety of attached side by side townhome and row home products, with densities ranging between 4 and 12 units per acre. The proposed concept plan and narrative Planned Development Overlay restricts the density of the development to no more than 8 units per acre.

## **CONCEPT PLAN**

As a part of the rezoning request, the applicant provided a proposed concept plan of how the property could be laid out for development. The proposed concept plan identifies a total of 129 total dwelling units that would be developed in configurations of 4, 5 and 6 units per building. One building identified shows a total of 7 units. It is staff's understanding that the applicant is considering both ranch style and two story units on the property. The existing drainage way that runs diagonally through the property is proposed to be maintained which would split access to the proposed units.

The concept plan shows the configuration of a private street system to serve the development. Access to the eastern section of the development will be provided both off of SE University Avenue and SE LA Grant Parkway. Access to the western section of the development will be provided off of SE University Avenue as well as the existing private driveway located along SE Booth Avenue which serves the existing Glynn Village Townhomes. The existing private access is located on land that is maintained by the overall Glynn Village Homeowner's Association. The applicant has indicated that they still maintain control over the association. The proposed access is shown to be widened to accommodate the additional traffic that would be created by the proposed townhome development. Staff has asked the applicant to provide some traffic projections related to the vehicle trips per day that would utilize the existing driveway location. Those traffic projections will be provided prior to Tuesday's meeting.

Long term, the City of Waukee has plans to widen University Avenue as well as construct a trail underpass underneath University Avenue into Centennial Park. Additional right of way along University Avenue has been shown to accommodate these proposed improvements. As a part of the development of the project, the applicant has proposed to develop a trail that would run along the natural drainage way and then eventually connect into the proposed pedestrian underpass. As a part of the subdivision of the property, the applicant would be required to provide a public access trail easement which would allow use of the trail connection by the general public. In addition to the trail improvements, the applicant is proposing several private site amenities intended for the residents including a community clubhouse, pool and small dog park.

## **STAFF RECOMMENDATION**

The proposed rezoning is in general conformance with the Comprehensive Plan as discussed above. Staff believes the proposed concept provides a nice transition from the more commercial uses located on the east side of SE LA Grant Parkway and the existing rowhouses and single family homes located within Glynn Village. Staff would recommend approval of the proposed rezoning request.