



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 16, 2018

Agenda Item: 36 West Rezoning-Action

Report Date: January 8, 2018 ETC

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Planner I

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by Classic Development, LLC to rezone property from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development.

Project Report

Classic Development, LLC is requesting to rezone property from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development. The subject property is approximately 26.09 acres located in the northwest quadrant of Ankeny, generally located west of NW Abilene Road, south of NW 36th Street. The rezoning area was previously rezoned in 2015 from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions (restricted to single family and 10 units/acre).

The land to the west of the subject property is zoned R-3, Multiple-Family Residence District with restrictions (restricted to 10 units/acre). The property located to the south of the subject property is zoned R-1, One-Family Residence District. Property located to the east of the subject property is zoned either PUD, Planned Unit Development or R-3, Multiple-Family Residence District with restrictions (restricted to single family). The land to the north is zoned either PUD, Planned Unit Development or R-3, Multiple-Family Residence District with restrictions (restricted to single family).

According to the 2010 Ankeny Comprehensive Plan, a majority of the subject area is classified as Low Density Residential while a smaller portion is considered Bluebelts/Greenways. The surrounding properties are also classified as either Low Density Residential or Bluebelts/Greenways. The Developer requesting the proposed rezoning has stated that the intended use of the subject area is for single family dwellings. Thus, the proposed rezoning would be consistent with the 2010 Ankeny Comprehensive Plan.

The PUD concept plan outlines a total of 63 lots, 12 single-family attached and 51 single family detached lots, and two outlots. The 12 single-family attached lots are identified in the PUD as being located on the southwestern portion of the subject area. 21 single family detached lots are proposed on the southeastern portion of the subject area while the remaining 30 single family detached lots would be located on the northern portion of the subject area. One outlot, "Outlot

Y”, is located on the northeastern portion of the subject area. The other outlot, “Outlot Z”, is located on the south central portion of the property. The PUD identifies both outlots as being utilized for storm water detention purposes and would be owned and maintained by the Homeowner’s Association.

A number of streets are shown to be running throughout the PUD including NW Linwood Lane, Street A, and NW 31st Street. NW Linwood Lane runs north to south along the western edge of the subject area and connects directly to NW 36th Street on the northern portion of the PUD. Street A connects to NW Linwood Lane on the northern portion of the subject property and then runs east and curves north to south and dead ends on the southern half of the PUD. NW 31st Street runs west to east along the southern half of the subject area and connects to NW Abilene Road on the eastern edge of the PUD.

Bulk regulations for the PUD would include a minimum lot area of 5,000 SF and a minimum lot width of 40 feet for single family attached, which would pertain to 12 lots in the PUD. A minimum lot area of 8,000 SF and a minimum lot width of 65 feet for single family detached would apply to the remaining 51 lots in the subject area. The setbacks for the lots are outlined as being 25 feet for front yard, 25 feet for rear yard, and 5 feet for side yard. These reduced setbacks are the primary reason for the rezoning.

In exchange for the reduced setbacks, the Developer would plant one overstory/ornamental tree in the front yard of each lot and install a landscape buffer/berm on the northern portion of the subject area along NW 36th Street, as outlined in the PUD concept plan. Furthermore, the Developer stated that the same single family detached elevation would not be built next to one another.

The proposed sanitary sewer will tie into the existing line on the east side of the subject area within the NW 31st Street right-of-way through a directional bore. The developer will be required to install a 12 inch water main along the south side of NW 36th Street, located on the northern edge of the PUD. A note in the PUD concept plan outlines that repairing any field tiles and connecting to storm sewer wherever possible is necessary. The developer will also be responsible for putting in an eight foot shared use path along the south side of NW 36th Street on the northern edge of the subject area.

Public Hearing

The Plan and Zoning Commission held a public hearing on the proposed rezoning on January 2nd, 2018. During the public hearing, there was a discussion of the project from the applicant’s representative as well as questions/comments from the Commission. A complete recap of the discussions and questions can be found in the minutes from the meeting.

One question that was brought up by a member of the Commission was why two overstory/ornamental trees per lot were not being required with the proposed rezoning, as is outlined in Ankeny Municipal Code Subdivision Regulations. The Commission member seemed concerned that one overstory/ornamental tree per lot, as outlined in the PUD concept plan, was not sufficient. The Developer explained that because the lot widths are fairly narrow, two overstory/ornamental trees per lot might not fit properly due to driveways taking up

approximately one third of the front yard. The Commission member seemed reassured by this explanation.

Although there is a Subdivision Regulation that states, “two standard overstory trees per lot in five-foot easement” is a condition of minor street development for subdivisions, staff agreed that this regulation has never been enforced. Furthermore, it would not make sense to require two overstory trees for this subdivision since the lot widths are fairly narrow.

Summary

The applicant has provided the required rezoning petitions consisting of the signatures of the owners of the subject land as well as the signatures of the owners of at least 60 percent of the land within 250 feet of the subject property. More specifically, signatures from 12 of the 24 or 70.4 percent of owners within 250 feet of the subject property were provided.

Based on Ankeny Municipal Code, the purpose of the PUD Zoning District is to promote and encourage development or redevelopment of tracts of land on a planned, unified basis by allowing greater flexibility and diversification than is normally permitted by a conventional single lot development in other zoning districts. Regulations adapted are intended to accomplish the purpose of zoning and other regulations to an equivalent or higher degree, and promote economical and efficient land use through improved level of amenities, variety, creative design, and a better living environment.

The proposed rezoning would allow for single family attached and detached dwellings with reduced setbacks. Allowing for reduced setbacks would help provide further variety in the available single family housing options within the City of Ankeny.

The proposed rezoning is consistent with the Low Density Residential Land Use designation as shown in the 2010 Ankeny Comprehensive Plan and provides the opportunity for a greater variety of single family housing options within the City of Ankeny. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approve the rezoning request from R-3, Multiple-Family Residence District with restrictions to PUD, Planned Unit Development.