
Property Address: Carter Road, PIN 1015453009

Property Owner: Carter Road Land Company

Applicant: Kevin Oberbroeckling, CK Construction

Description: To rezone the property to a Planned Unit Development with PR-Planned Residential designation.

Proposed Land Use: Residential

Proposed Zoning: PR

Existing Land Use: Vacant property

Existing Zoning: PR

Adjacent Land Use: North – Residential
East – Residential
South – Residential
West – Residential

Adjacent Zoning: North – R-4
East – PR
South – R-4
West – R-1

Former Zoning:

1996 – PR-Planned Residential
1993 – PR-Planned Residential
1985 – PR-Planned Residential
1975 – R-4 Multi-Family PUD

Total Area: 2.4 acres / 106,705 square feet

Property History: The subject property has been rezoned a number of times in the past but has not been developed to-date. Previous iterations of the site layout included a 64-unit senior housing development and a 16-unit condominium development.

Physical Characteristics: The property is an approximately 2.4-acre irregularly shaped site with frontage along Carter Road. A stormwater/sanitary sewer easement ranging from 20 ft. to 35 ft. wide runs along the majority of the Carter Road frontage. A utility and sanitary sewer easement ranging from 5 ft. to 15 ft. wide runs along the majority of the northern property line. Another triangularly shaped utility easement runs along the southeastern property line. The property slopes from the eastern side of the site to the northwestern corner of the site with an overall elevation change of approximately 34 ft. The property is currently vacant.

Site image provided on the following page.



Concurrence with Comprehensive Plan: The Comprehensive Plan goals promote infill and mixed-use development. City's Future Land Use Plan identifies the subject site as Park & Open Space.

Impact of Request on:

Utilities: The area is adequately served by both city water and sanitary sewer. Mains for water are in the Carter Road right-of-way and along with east side of the site. A main for sanitary sewer runs along the northern side of the site.

Traffic Patterns/Counts: The 2017 Iowa Department of Transportation traffic counts indicate an average annual daily traffic count of 4,780 vehicles along this section of Carter Road, which is classified as a collector street. The proposed 40-unit multi-family residential development is anticipated to generate an average of 332 daily weekday trips and an average of 168 daily weekend trips. Although the proposed project would increase traffic along Carter Road, the additional trips are not anticipated to have a substantial impact.

Public Services: Public services are adequate to serve the site regardless of how it may be utilized or redeveloped.

Environment: The subject site is an approximately 2.4-acre irregularly shaped site with frontage along Carter Road. The site is currently unimproved and contains a number of mature trees and shrubs which would be removed to accommodate the proposed multi-family development. Per the Unified Development Code, the proposed development would be required to provide new trees and shrubs as part of their landscaping plan for the site. Furthermore, the project would be required to undergo a Site Plan review through the development review process prior to any improvements on the property, which would address appropriate site development standards. With this, and provided adequate storm water management measures are implemented during all phases of development, it is not anticipated the requested rezoning or the proposed development would have a negative impact on the environment.

Adjacent Properties: The subject property is surrounded by R-4 Multi-Family Residential zoned properties to the north and south and PR-Planned Residential zoned properties to the east and southeast. Properties located across Carter Road are zone R-1 Single-Family Residential. Other development in the area includes the Sisters of the Presentation, St. Mary's apartments, and Care Initiatives Specialty Care nursing facility. The surrounding properties are all fully developed.

CIP Investments: None proposed.

Staff Analysis: The applicant proposes to rezone the subject site to Planned Unit Development with a PR-Planned Residential designation in order to construct two multi-family residential buildings with a total of 40 units. Planned Unit Developments are intended to encourage flexible and innovative design in the development of appropriate sites and at the same time, reduce to a minimum, the impact of the development on the surrounding neighborhood.

The site is approximately 2.4 acres in area and irregular in shape. The site has approximately 233 ft. of frontage along Carter Road. A stormwater/sanitary sewer easement ranging from 20 ft. to 35 ft. wide runs along the majority of the Carter Road frontage. A utility and sanitary sewer easement ranging from 5 ft. to 15 ft. wide runs along the majority of the northern property line. Another triangularly shaped utility easement runs along the southeastern property line. The property slopes down from the eastern side of the site to the northwestern corner of the site with an overall elevation change of approximately 34 ft. The property is currently unimproved.

The applicant has submitted a Conceptual Plan for the proposed project. The Conceptual Plan includes two multi-family residential buildings and a detached one-story parking garage. The western building is proposed to be two-stories and would contain a total of 16 residential units. The eastern building is proposed to be three-stories and would contain a total of 24 residential units. The western building would be located closest to Carter Road

and set back approximately 33 ft. from the street. The eastern building would be situated approximately 27 ft. from the east side property line. A detached single-story garage structure is proposed at the north side of the property and would contain 10 covered parking spaces. The site would accommodate an additional 54 surface parking spaces totaling 64 off-street parking spaces, which exceeds the minimum code requirement of 60 spaces. The property would be accessed by a 26 ft. private drive from Carter Road.

As proposed, the Conceptual Plan for the Planned Unit Development with PR-Planned Residential designation is generally consistent with many of the bulk regulation development standards found in the traditional R-4 Multi-Family Residential zoning district. The chart below provides a comparison of the bulk regulation between the proposed Conceptual Plan and the R-4 Multi-Family Residential zoning district.

Zoning District	Max Height	Number of Units in a Building	Number of Units Permitted	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R-4 Multi-Family Residential	40'	12 max.	48 max.	20 feet	4 feet ¹	20 feet
Conceptual Plan for PR-Planned Residential	40'	24 max.	40 max.	33 feet	23 feet	26 feet

Surrounding development in the area consists of single-family residential uses to the west and multi-family uses to the north, south and east which are located within R-4 Multi-Family Residential and PR-Planned Residential zoning districts. Other development in the area includes the Sisters of the Presentation, St. Mary's apartments, and Care Initiatives Specialty Care nursing facility. The surrounding properties are all fully developed.

Prior to any development taking place on the property, the applicant would be required to obtain an approved Site Plan through the development review process. Site plans are reviewed by all relevant City departments regarding development standards such as access, parking, screening, paving, stormwater management, water connections, sanitary sewer connection, and fire safety. Potential effects on the environment would be reviewed and mitigated through appropriate site design and development. The applicant would also be required to obtain the necessary permits through the Inspection & Construction Services Department prior to any work commencing on the property.

If approved, the development would be bound by the proposed Conceptual Plan.

Staff recommends the Zoning Advisory Commission review the criteria established in Chapter 9 of the Unified Development Code regarding granting a rezoning.

Prepared by:  Reviewed:  Date: 2/22/23

¹ A 3-foot minimum side yard setback is required plus one additional foot per floor above the second floor.