



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Legacy Pointe Plat 6 – Final Plat
Memory Care Facility at Legacy Pointe – Site Plan

DATE: February 9, 2010

GENERAL INFORMATION:

Applicant: Ewing Land Development Services

Requested Action Final Plat and Site Plan Approval

Location and Size: Property is generally located west of SE Legacy Pointe Boulevard and north of SE Laurel Street containing approximately 3.15 acres.

LAND USES AND ZONING:

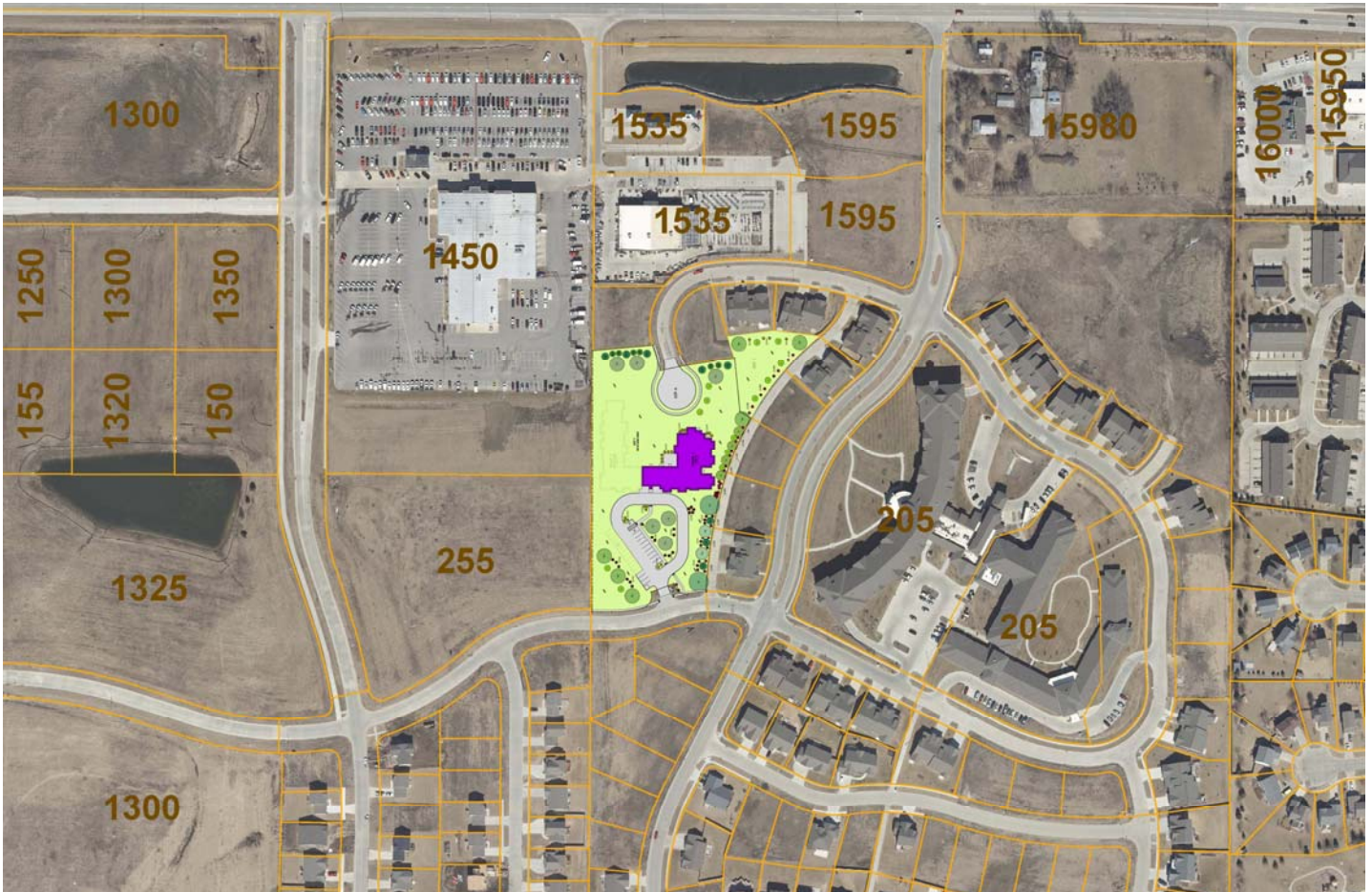
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD R-3
North	Vacant – Townhome Lots	Neighborhood Residential	PD R-3
South	Vacant – Future Single Family Residential	Neighborhood Residential	PD R-3
East	Townhomes	Neighborhood Residential	PD R-3
West	Stivers Ford, Lincoln, Mercury Vacant - Undeveloped	Neighborhood Residential	C-1 PD R-3/ R-3A

BACKGROUND:

The project is within the overall planned development proposed by Ewing Land Development Services involving the development of the Legacy Pointe area. The property identified by the applicant for revision was previously intended to be developed into additional townhome units.

The applicant has previously brought a Planned Development Amendment before the Planning and Zoning Commission at the January 12, 2010 meeting which was given an approval recommendation from the Commission to City Council. City Council has held one public hearing on the PD Amendment, which passed on a 3/2 vote. Two additional hearings will take place on the PD Amendment request on February 8, 2010 and February 22, 2010.

At this time the applicant is requesting Approval of a Final Plat for Legacy Pointe at Waukee Plat 6 and a Site Plan for the Waukee Memory Care facility.



Aerial of Project and Surrounding Properties

PROJECT DESCRIPTION:

The project involves the construction of a new 12,325 square foot Memory Care Facility on Lot I of the proposed Legacy Pointe Plat 6. The applicant has indicated that a second phase is anticipated at some time in the future. A footprint identifying the size and area the future phase will likely occupy has been identified on the site plan. Should the applicant pursue an addition in the future, they would be required to submit another site plan for Commission and Council consideration.

LOTS:

The final plat is proposed to keep Outlot Z of Legacy Pointe at Waukee Plat 5 as a single lot with the additional dedication of right-of-way for the termination of SE Golden Harvest Drive (identified as Lot A).

STREETS:

As previously noted, the applicant will be dedicating Lot A to the City for the termination of SE Golden Harvest Drive. Construction Drawings identifying the necessary public improvements of the cul-de-sac and

related utility work have been reviewed by staff and will be taken before City Council at the February 22, 2010 meeting for their approval.

Access to the site will be provided from SE Laurel Street.

SIDEWALKS:

Public sidewalk will be provided along the north side of SE Laurel Street adjacent to the property and around the proposed cul-de-sac.

EASEMENTS:

A 10 foot public utility easement will be provided adjacent to SE Laurel Street. A sidewalk easement will be provided across a portion of Lot 7 of Legacy Pointe at Waukee Plat 1 in order to tie the sidewalk proposed around the cul-de-sac to the future sidewalk that will be constructed on Lot 7 at the time townhome units are built.

All other easements necessary for utility services to the lot and surrounding properties have been provided with previous plats.

UTILITIES:

Water will be provided to the building from SE Laurel Street. Storm and Sanitary Sewer will service the lot from SE Golden Harvest Drive.

Detention for the property has been accounted for as a part of the overall Legacy Pointe Development in the detention pond adjacent to Hickman Road (HWY 6).

SITE:

The site is located north of SE Laurel Street, west of SE Legacy Pointe Boulevard comprised of 3.15 acres.

PARKING:

Parking for the facility will be provided with 14 stalls to accommodate the largest staff shift and visitor parking. In the future, should the anticipate addition take place, the applicant would provide an additional 12 parking stalls to satisfy the requirements for meeting the additional staff and visitor parking needs.

LANDSCAPING:

The applicant is proposing to provide 40 trees and 72 shrubs to exceed the requirements of the Site Plan Ordinance for general site provisions and provide for additional beautification and buffering of the site. The proposed site development requires only 35 trees and 52 shrubs.

ELEVATIONS:

Elevations have been provided for your review. The elevations are proposed to be comprised of stone, vinyl siding, and glass consistent with the townhomes in Legacy Pointe. The proposed elevations meet or exceed the requirements for material percentages on multi-family buildings of 40 percent.

MISCELLANEOUS:

As a part of the development of the site, the applicant has proposed to finalize the adjacent Lot C of Legacy Pointe at Waukee Plat I with the planting of trees and final seeding/stabilization of the lot. Staff had recommended that the landscaping be provided consistent with the language provided in the Planned Development Document. The applicant has proposed to exceed those requirements with the planting of 7 trees and 12 shrubs.

A trash enclosure is proposed within the southwest corner of the parking lot area. The proposed enclosure will be finished with the same stone veneer proposed for the building.

A lighting plan has been provided for your review identifying the lighting levels proposed for the site .

STAFF RECOMMENDATION

At this time Staff feels comfortable with the Final Plat and Site Plan and would recommend approval of the Final Plat and Site Plan related to the Waukee Memory Care Facility at Legacy Pointe subject to remaining staff comments.

CITY OF WAUKEE

Ben Landhauser
City Planner