

# **PLANNING & ZONING AGENDA ITEM #6**

Planning & Zoning Meeting date: 7/28/09

**SUBJECT:** Approve the Site Plan for Thomas Place – Senior Living.

**SYNOPSIS:** The subject property is included in the Williams Pointe Planned Development that was approved by the City of Waukee in July 2005 and amended in December 2007. The Planned Development includes a total of 104 acres more or less and is planned to include single family residential, townhomes, condominiums/apartments and commercial development when it is fully developed. The property has previously been platted as a part of Williams Pointe Plat 12 and is currently zoned R-3 Rental Multi-Family District with a Planned Development Overlay. The Commission reviewed a rezoning request in May of 2009 for this property to amend the PD document in order to permit the construction of the proposed senior housing development.

The applicant is requesting approval of a site plan for the property which involves the construction of a single 116 unit senior housing building.

The applicant has received tax credit from the State of Iowa related to this proposed affordable senior housing project.

**STAFF RECOMMENDATION:** Staff would recommend approval of the Site Plan.

**PROPOSED MOTION:** Motion to Approve the site plan for Thomas Place – Senior Living.

**ATTACHMENTS:** I. Staff Report

**SUPPORTING DOCUMENTS:** I. Staff and Engineer Comment Letters  
II. Site Plan  
III. Lighting Plan  
IV. Elevations  
V. LEED Checklist

Prepared by: Ben Landhauser, City Planner

<b>Motion by:</b> _____		<b>Second by:</b> _____	
<b>Roll Call Vote:</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>
Dutcher	_____	_____	_____
Mook	_____	_____	_____
Steele	_____	_____	_____
Hassebroek	_____	_____	_____
Schmidt	_____	_____	_____
Hoifeldt	_____	_____	_____
Airhart	_____	_____	_____



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Thomas Place - Site Plan

**DATE:** July 28, 2009

**GENERAL INFORMATION:**

**Applicant:** JNB Hometown Harbor Waukeee, L.P.

**Requested Action** Site Plan Approval

**Location and Size:** Property generally located at the southwest corner of the SE Laurel Street and SE Brick Drive intersection, containing 14.14 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 - Undeveloped	Neighborhood Residential	PD C-1
South	Vacant - Undeveloped	Neighborhood Residential	C-4
East	Vacant - Undeveloped	Neighborhood Residential	PD R-4
West	Hickman Industrial Park	Community Village	M-1

**BACKGROUND:**

The subject property is included in the Williams Pointe Planned Development that was approved by the City of Waukeee in July 2005 and amended in December 2007. The Planned Development includes a total of 104 acres more or less and is planned to include single family residential, townhomes, condominiums/apartments and commercial development when it is fully developed. The property has previously been platted as a part of Williams Pointe Plat 12 and is currently zoned R-3 Rental Multi-Family District with a Planned Development Overlay. The Commission reviewed a rezoning request in May of 2009 for this property to amend the PD document in order to permit the construction of the proposed senior housing development.

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Aerial of Property and Surrounding Area

## PROJECT DESCRIPTION

### SITE:

The 14.14 acre site is proposed to be developed as a senior living campus involving the construction of a 116 unit apartment building. The placement of the building and site amenities has been modified slightly from the rezoning sketch that was provided as a part of the rezoning submittal, primarily due to the circumstances surrounding the existing drainage channel running through the site from the cul-de-sac on SE Westbrooke Drive to the detention pond in the

northeast corner. The drainage channel has been found to be a Waterway of the U.S. as classified by the Army Corps of Engineers. So as not to adversely affect the drainage channel, the applicant has relocated the placement of the building from the middle of the site to the south. At this time the applicant is not showing the location of any specific site improvements surrounding the drainage area as they will be working with the Army Corps of Engineers to determine how to treat the drainage way. The applicant will be resubmitting plans for site amenities at a later date as they are required to be provided by the FHA funding agreement.

**ACCESS AND PARKING:**

Primary access to the site is proposed to be provided from SE Brick Drive. A secondary access has been provided off of SE Westbrooke Drive to facilitate a more direct access to SE Alice's Road.

Parking for the facility has been provided with the use of both surface parking around the perimeter of the building and an enclosed parking area which comprises most of the first floor. Based upon the requirements of the Site Plan Ordinance the project requires 174 parking stalls, which the applicant has exceeded by proposing 116 internal stalls and 60 exterior stalls for a total count of 176.

**SIDEWALKS/TRAILS:**

An existing public trail is located along the southern boundary of the site. As a part of the FHA agreement related to funding of this project, the applicant is required to provide site amenities that will include walking paths/trails within the northern portion of the site and will be integrated with the public trails and sidewalks.

Sidewalk will be installed along SE Laurel Street and SE Brick Drive.

**EASEMENTS:**

All easements associated with this property were provided at the time of platting. No additional easements are needed or required of the proposed project.

**UTILITIES:**

Water service to the property will be provided off of existing services along SE Brick Drive and SE Westbrooke Drive.

Storm sewer is being proposed to adequately handle the amount of storm water associated with the development of the property.

Sanitary Sewer service is provided off of SE Westbrooke Drive.

**LANDSCAPING:**

July 24, 2009

An existing landscape buffer was installed along the west side of the property at the time the property was platted. The applicant is proposing to provide 84 trees and 292 shrubs to fulfill the landscaping requirements of the Site Plan Ordinance related to open space and screening of parking and loading areas.

**ELEVATIONS:**

Elevations have been provided for your review. The elevations are proposed to be comprised of brick, glass, concrete residential siding. Material samples will be available at the meeting for your reference.

**MISCELLANEOUS:**

The applicant has proposed to store garbage inside the building instead of providing an enclosure on site.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the Site Plan and would recommend approval subject to remaining staff comments.

**CITY OF WAUKEE**

Ben Landhauser  
City Planner