



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Waukee Family Townhomes Plat 1 – Preliminary Plat, Final Plat, and Site Plan

DATE: August 24, 2010

GENERAL INFORMATION:

Applicant: Waukee Townhomes, LP.

Requested Action Preliminary Plat, Final Plat, and Site Plan Approval

Location and Size: Property generally located at the southeast corner of the SE Laurel Street and SE Brick Drive intersection, containing approximately 17.0 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD R-4
North	Vacant Undeveloped	Neighborhood Residential	C-1
South	Williams Pointe Townhomes	Neighborhood Residential	R-4
East	Williams Pointe Plat 10 – Single Family Residential	Neighborhood Residential	PD R-2
West	Thomas Place	Neighborhood Residential	PD R-3

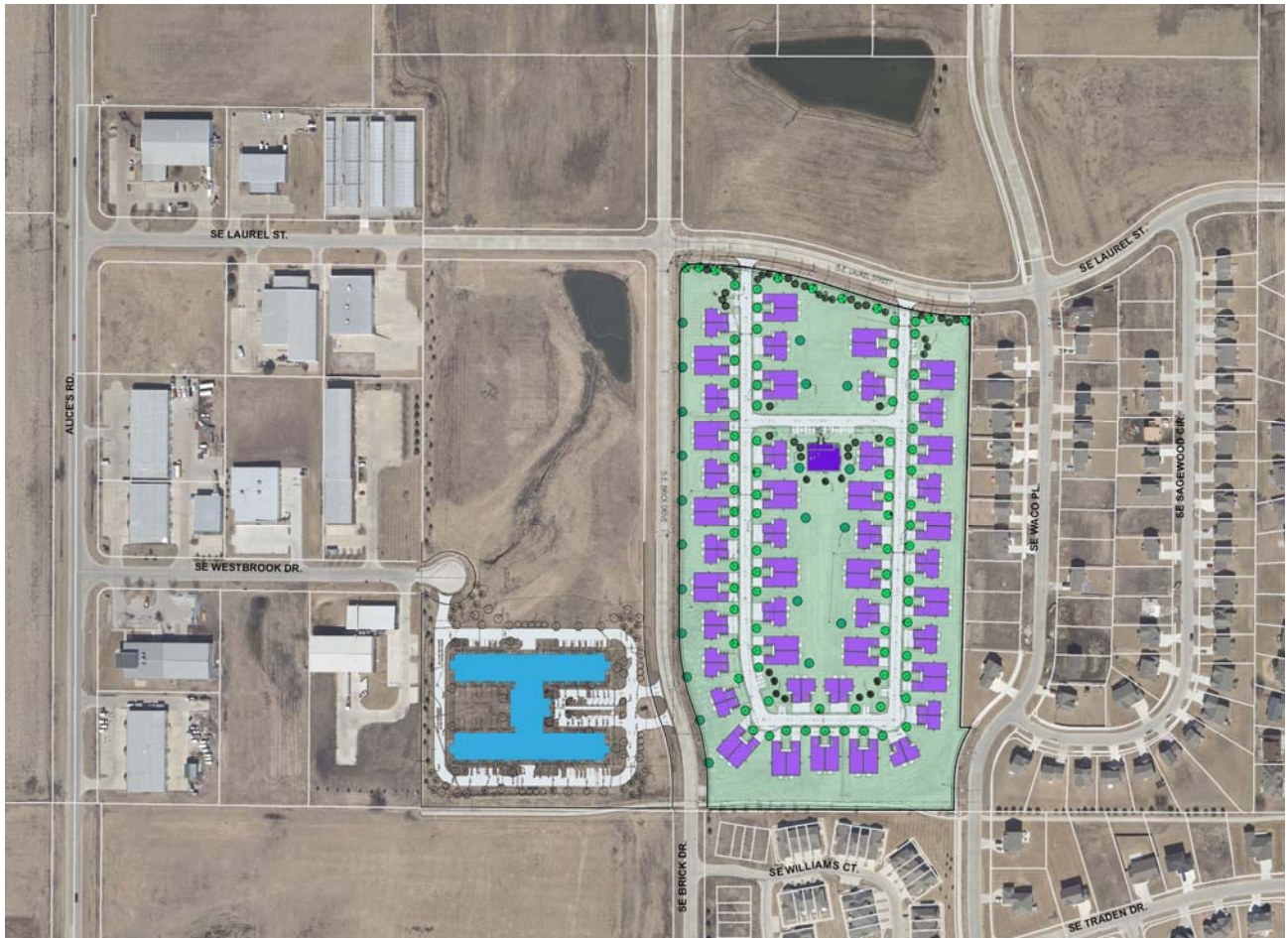
BACKGROUND:

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-4 Row Dwelling and Townhomes Dwelling District with a Planned Development Overlay.

The applicant is requesting approval of a preliminary plat, final plat, and site plan for the property which involves the construction of a 90 unit townhome project.

The applicant has applied for tax credit from the State of Iowa related to this proposed family townhome project. It has not been determined at this time whether the applicant will receive funding through the state, however this project will be constructed with or without the state funding. The property is proposed to be platted in order to make the individual units available for sale.



Aerial Photo of Property and Surrounding Area

PROJECT DESCRIPTION:

The proposed project involves the construction of 90 bi-attached townhomes on 17 acres. The bi-attached buildings are proposed to alternate between two-story and ranch style buildings. The project will also include a 3,775 square foot clubhouse and playground area.

SITE:

The site is comprised of approximately 17 acres. All public improvements necessary for the development of the site relative to roadways, utilities, and public amenities have previously been provided as a part of Williams Pointe Plat 12. The plat involves the creation of 90 townhome lots ranging in size from 2,487 square feet to 3,449 square feet.

TOWNHOME UNITS

The two-story and ranch units are proposed to be slab on grade units approximately 1,890 square feet in size of each unit. Floor plans of the proposed units and clubhouse have been included in the attached materials for your reference.

STREETS AND PARKING:

As a part of the development of the project, two private streets will be constructed to provide access to the proposed townhome units and clubhouse. The looped roadway is proposed as SE Jonas Circle and the access roadway to the clubhouse is proposed as SE Jacob Drive.

Visitor parking lots have been proposed around the site consistent with the requirement of the Parking and Loading Areas Ordinance of 1 stall per 5 units. Parking has also been provided for the clubhouse facility at a rate of 1 stall per 250 square feet, which is similar to the rate of parking provided for other shared clubhouse facilities in Waukee.

SIDEWALKS/TRAILS:

A 4 foot public sidewalk will be installed along SE Brick Drive and SE Laurel Street. In addition, 4 foot private sidewalk will be installed on both sides of SE Jonas Circle and on the south side of SE Jacob Drive.

A 10 foot trail currently exists on the southern boundary of the plat. As a part of this project, a portion of 10 foot trail along SE Waco Place will be installed. The applicant in proposing to connect the private internal sidewalks to the trail system with a connection on the south end of SE Jonas Circle and another pedestrian connection made from the private sidewalk out to the public system along SE Brick Drive.

EASEMENTS:

Several easements are proposed within the plat based upon the location of existing and proposed utilities and storm water management.

UTILITIES:

Storm sewer will be constructed to accommodate the water runoff anticipated from the site improvements. Small detention facilities are proposed in 3 corners of the site to help mitigate the influx of storm water during significant storm events on the public storm sewer system.

An 8 inch private water main will be extended from SE Laurel Street and be looped through the site. In addition, an 8 inch private sanitary sewer main will also be extended from SE Laurel Street through the site.

LANDSCAPING:

As outlined in the Williams Pointe Planned Development document, the applicant is responsible for providing a landscape buffer along all adjoining commercial property. The applicant has provided a continuous tree line of 30 trees in conjunction with berming to satisfy the buffer requirement along the north property line.

The applicant has also proposed to install 130 trees in addition to the trees included as a part of the buffer to satisfy the open space requirement and provide for general site beautification. In addition to the tree plantings, the applicant has proposed to install 298 shrubs to satisfy the open space requirements of the Site Plan Ordinance and to provide for general site beautification.

ELEVATIONS:

Elevations have been provided for your review. The elevations are proposed to be comprised primarily of a painted hard board lap siding and accented with stone consistent with the Site Plan Ordinance requirement for hard surface percentages based upon the style of unit. The style of townhome proposed for this project is consistent, if not an improvement upon the elevations provided as a part of the Williams Pointe Planned Development Document. Material samples will be provided for your reference at the Commission meeting.

The applicant has also provided picture references of a completed project that involved detached single family home models that have been joined to create the proposed bi-attached units in this project. The applicant has noted that the pictures provide a reference to the type of roof style alternatives, finishes, and colors expected to be present in this project.

MISCELLANEOUS:

A manufacture's cut-sheet of the proposed street light has been provided for your review. The applicant has noted that the style of fixture may need to be altered depending upon the project being funded by the Iowa Finance Authority.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Ben Landhauser
City Planner