



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Williams Pointe South Condominiums [Williams Pointe Land Plat 1 Lot 1] – Site Plan

**DATE:** November 22, 2011

**GENERAL INFORMATION:**

**Applicant:** Family Homes Construction / Hubbell Realty Co.  
**Requested Action** Site Plan Approval  
**Location and Size:** Property is generally located in the northeast corner of the SE University Avenue and SE Brick Drive intersection, containing approximately 12 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped Portion of Williams Pointe Condominiums	Neighborhood Residential	PD R-3
North	Completed Portion of Williams Pointe Condominiums	Neighborhood Residential	PD R-3
South	Vacant – Undeveloped	Waukeee Futures Corridor	C-1
East	Williams Pointe Plat 6 / Vacant - Undeveloped	Neighborhood Residential	R-5 (R-2) PD C-4
West	People’s Bank / Vacant – Undeveloped	Community Village	PD C-1A C-4

**BACKGROUND AND PROJECT DESCRIPTION:**

The subject property is a part of the Williams Pointe Condominiums Development located at the intersection of SE Brick Drive and SE University Avenue which was approved in 2004. To date, eight of the total seventeen condominium buildings within the development have been constructed. The remaining undeveloped property at the south end of the site has gone back to the bank following the collapse of Regency.

The applicant is requesting approval of a site plan which essentially identifies the remaining build-out of the original project proposed by Regency. The existing utilities and pavement that have been constructed relative

to the undeveloped portion of the property will be utilized as originally proposed. The minor changes to the project area include the addition of a new club house and pool, inclusion of 1 bedroom units into the original building footprints, minor change to the color palate for the new buildings, and removal of 2 previously proposed detached garages.

The new club house and pool are being provided as the portion of property currently owned by the bank does not have the ability to utilize the existing club house and pool operated by the Williams Pointe Condominiums Association. The two properties will function as separate associations moving forward and have addressed the shared ingress/egress and utility issues when Williams Pointe Land Plat I was completed. In providing this new amenity package, one of the original 16 unit buildings has been removed from the proposed site plan and the club house and pool incorporated into its building footprint area in the southwest corner of the project.

The existing condominium buildings have 2 and 3 bedroom units only. Hubbell is proposing to incorporate some 1 bedroom units into the existing building envelop(s) for the remaining buildings and will be able to offer units with 1, 2, and 3 bedrooms. With the removal of one of the original 16 unit buildings previously noted and the inclusion of some 1 bedroom units into the remaining buildings, the overall project area will still be under the original density proposed by Regency for this southern property. The original site plan had indicated 212 units to be provided in this project area, whereas this proposal identifies 206 units to be provided in the remaining 8 buildings. From the exterior, the new buildings will appear nearly identical to the originally proposed facades. The existing PD overlay for the property identifies a maximum allowance of 36 units per building, which is still being observed by this revision to the original proposal.

As a part of working with the existing condominium association, Hubbell is proposing to utilize a slightly different color scheme for the remaining buildings in order to satisfy the request for these units to visually appear different or separate from the existing buildings. The color scheme still compliments the existing buildings, but creates a more visual recognition of the two different ownerships now in place.

The applicant is also proposing to not build 2 detached garage buildings as a part of this revision to the original site plan. The 2 garage buildings were revisions to the first site plan proposal approved in 2004 and had been approved as a part of a plan Regency proposed to include additional garages in 2006. As garage spaces are not specifically required by the PD overlay for the project or in the Parking and Loading Areas Ordinance for multi-family housing, staff does not see an issue with this minor change.



Aerial of Existing Project Conditions



Aerial of Proposed Build-out of the Site

## STREETS

As a part of the initial construction of the condominium development, the majority of the infrastructure and private streets/driveways were constructed. The site plan identifies the use of existing paved internal driveways and parking areas. Primary access is provided to the project area by the existing driveway from SE University Avenue and the existing driveway connection from SE Brick Drive. Ingress/Egress is provided to both ownerships by way of a Reciprocal Easement Agreement recorded as a part of the final plat for Williams Pointe Land Plat I.

## UTILITIES

All utility infrastructure necessary to complete this project as proposed is in place on the property, including the applicable utility service connections. Shared utility infrastructure between the existing homeowners association and this ownership is also addressed in the reciprocal agreement referenced previously.

## PARKING

As a part of this project, the applicant has accounted for 214 surface parking stalls and 222 garage parking stalls; equal to the original site plan proposal.

**STAFF RECOMMENDATION**

At this time Staff would recommend approval of the site plan for Williams Pointe South Condominiums as an amendment to the 2006 approved site plan for Williams Pointe Condominiums subject to any remaining Staff Comments.

**CITY OF WAUKEE**

Ben Landhauser  
City Planner