



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Waukee Family Townhomes  
Maintenance Building – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planning  
Coordinator

**REPORT DATE:** March 24, 2023

**MEETING DATE:** March 28, 2023

### GENERAL INFORMATION

**Owner:**

JNB Family Waukee, LP

**Applicant:**

Fireson Development Group

**Engineer:**

Joel Jackson, P.E., Bishop Engineering

**Request:**

The applicant is requesting approval of a site plan for the addition of a maintenance building within the Waukee Family Townhomes development.

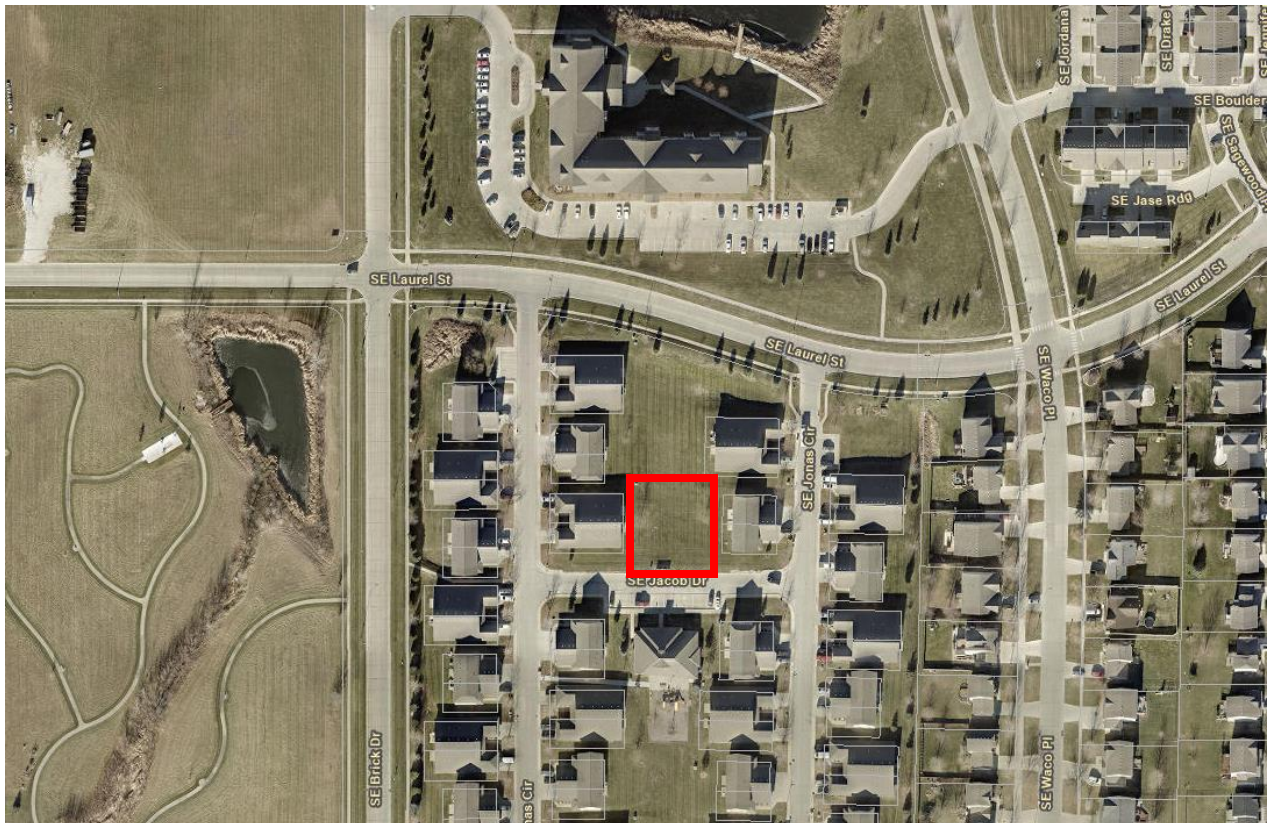
**Location and Size:**

Property is generally located south of SE Laurel Street and west of SE Waco Place, containing approximately 10.86 acres.

**Property Address:**

1315 SE Jacob Drive

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Townhome Residential (Waukee Family Townhomes)	Medium Density Residential	R-4(Row Dwelling & Townhome Dwelling District)/PD-1 (Planned Development Overlay District)
North	Multi-Family Residential (Alice Place Senior Apartments)	High Density Residential	R-3 (Multi-Family Residential District)/PD-1 (Planned Development Overlay District)
South	Townhome Residential (Winhall at Williams Pointe Townhomes)	Medium Density Residential	R-4(Row Dwelling & Townhome Dwelling District)
East	Single-Family Residential	Single Family Residential	R-2 (One & Two Family Residential District)/PD-1 (Planned Development Overlay District)
West	Multi-Family Residential (Thomas Place Senior Living)	High Density Residential	R-3 (Multi-Family Residential District)/PD-1 (Planned Development Overlay District)

**HISTORY**

This development was built in 2011. All units are rentals. The owner of the development provides maintenance for the units and overall site.

**PROJECT DESCRIPTION**

The project includes the addition of a maintenance building for the existing townhome site. The proposed building is 4,650 square feet in area and approximately 18 feet in height. The building includes an overhead door on the south elevation of the building. The existing mailbox pad and mailboxes will be relocated just to the east of where they are currently located.

**ACCESS AND PARKING**

A driveway will be constructed off of the private street, SE Jacob Drive, in order to access the building.

No changes are proposed to the existing parking.

**UTILITIES**

Private utilities are provided to the site. Utility connections will be made to serve the new building.

**ELEVATIONS**

Elevations of the proposed building will be constructed of stone and cement board siding.

**STAFF RECOMMENDATION**

The proposed site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to remaining staff comments.