



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: The Village of Legacy Pointe Building Addition –
Site Plan

DATE: March 14, 2017

GENERAL INFORMATION:

Applicant: Watermark Waukee LLC

Requested Action Site Plan Approval

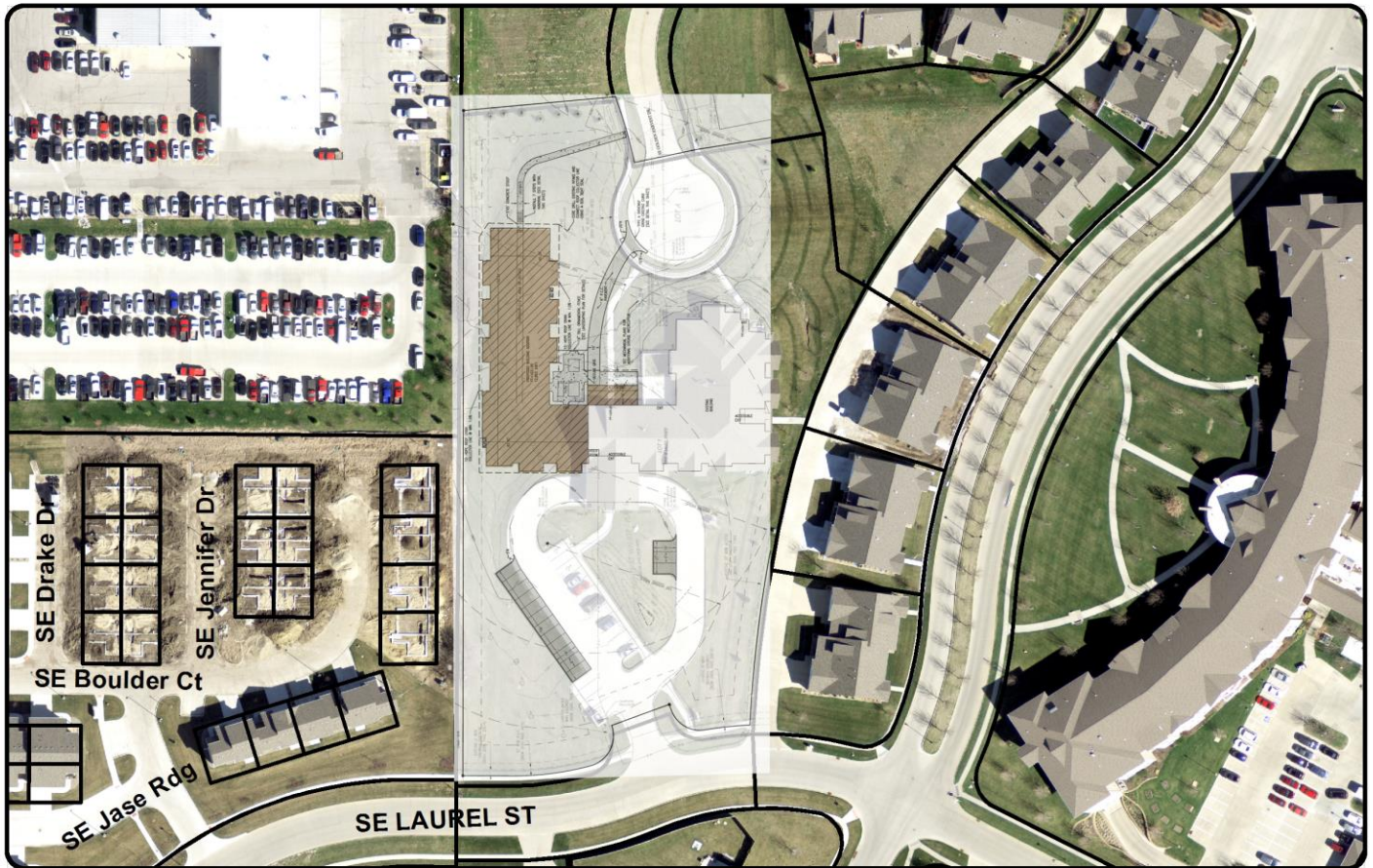
Location and Size: Property is generally located at the northwest corner of SE Laurel St and SE Legacy Pointe Blvd containing 2.96 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Memory Care Facility	Neighborhood Residential	R-3 (PD)
North	Townhomes	Neighborhood Residential	R-3 (PD)
South	Single Family Residential	Neighborhood Residential	R-3 (PD)
East	Townhomes	Neighborhood Residential	R-3 (PD)
West	Townhomes / Auto Dealership	Neighborhood Residential	R-3 (PD) / C-1

BACKGROUND:

The applicant is requesting approval of a site plan for a building addition for the existing memory care facility at 1505 SE Laurel St. The project includes an almost 13,000 square feet addition to the existing building located on the northwest portion of the site.



ABOVE: Aerial of proposed site plan. (The portion shown in brown is the proposed addition.)

PROJECT DESCRIPTION:

The project involves the construction of a 12,853 square feet building addition to the existing memory care facility located at 1505 SE Laurel St. The project includes a few additional parking stalls in the parking lot located in front of the building's main entrance, off of SE Laurel St. The project also includes an enclosed patio on the north side of the building as well as a delivery driveway accessible from SE Golden Harvest Drive.

ACCESS AND PARKING:

Access to the site will be provided with the existing driveway off of SE Laurel St as well as the proposed delivery driveway off of SE Golden Harvest Dr.

A total of 15 additional parking spaces are proposed for this facility. The required number of parking stalls for this site is one space per employee and one space per two dwelling units for a total of 29 stalls. This plan satisfies the parking requirements.

UTILITIES:

All utilities have been extended to the subject property during phases of previous platting. No significant utility extensions will be necessary as they already exist for the existing building.

Storm water drains to the rear of the property (on the north side) and into existing storm sewer intakes.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space and the site plan indicates that 61% open space will be provided. Landscaping has been provided in compliance with the required planting requirements.

ELEVATIONS:

The proposed building addition will be constructed with the same building materials and colors to match the existing building. Building materials include vinyl siding and stone veneer.

STAFF RECOMMENDATION

At this time staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II