



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Insite Senior Living Development

DATE: May 23, 2017

GENERAL INFORMATION:

Applicant: Landing at Shadow Creek, LLC, Applicant
Haverkamp Properties, LLC, Developer

Requested Action Modification of Planned Development Overlay

Location and Size: Property is generally located east of NE Westgate Drive, south of NE Dellwood Drive, and north of NE Boston Parkway containing approximately 17.56 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	R-3/PD-1
North	The Landing at Shadow Creek Plat 4	Neighborhood Residential	R-2
South	Prairie Crossing	Neighborhood Residential	R-2 / C-4
East	Alice Patricia Homes	Neighborhood Residential	R-3
West	The Landing at Shadow Creek Plat 2 and 3	Neighborhood Residential	R-2

BACKGROUND:

The subject property involved in the proposed rezoning is located north of NE Boston Parkway, south of NE Dellwood Drive, and east of NE Westgate Drive. The property consists of 17.56 acres. The property was zoned to R-3 (Multi-Family Residential) back in 2007. The R-3 Zoning District includes both apartments and condominiums as principal permitted uses. In 2016, the zoning of the subject property was amended to include a Planned Development Overlay that was specific to a proposed senior living development. Planned Development Overlays are a tool utilized in zoning that allows for a creation of a specific plan when a standard zoning district may not fit a specific project as presented. The Planned Development previously identified a combination of multi-story buildings and townhomes, however, development of the project never occurred.

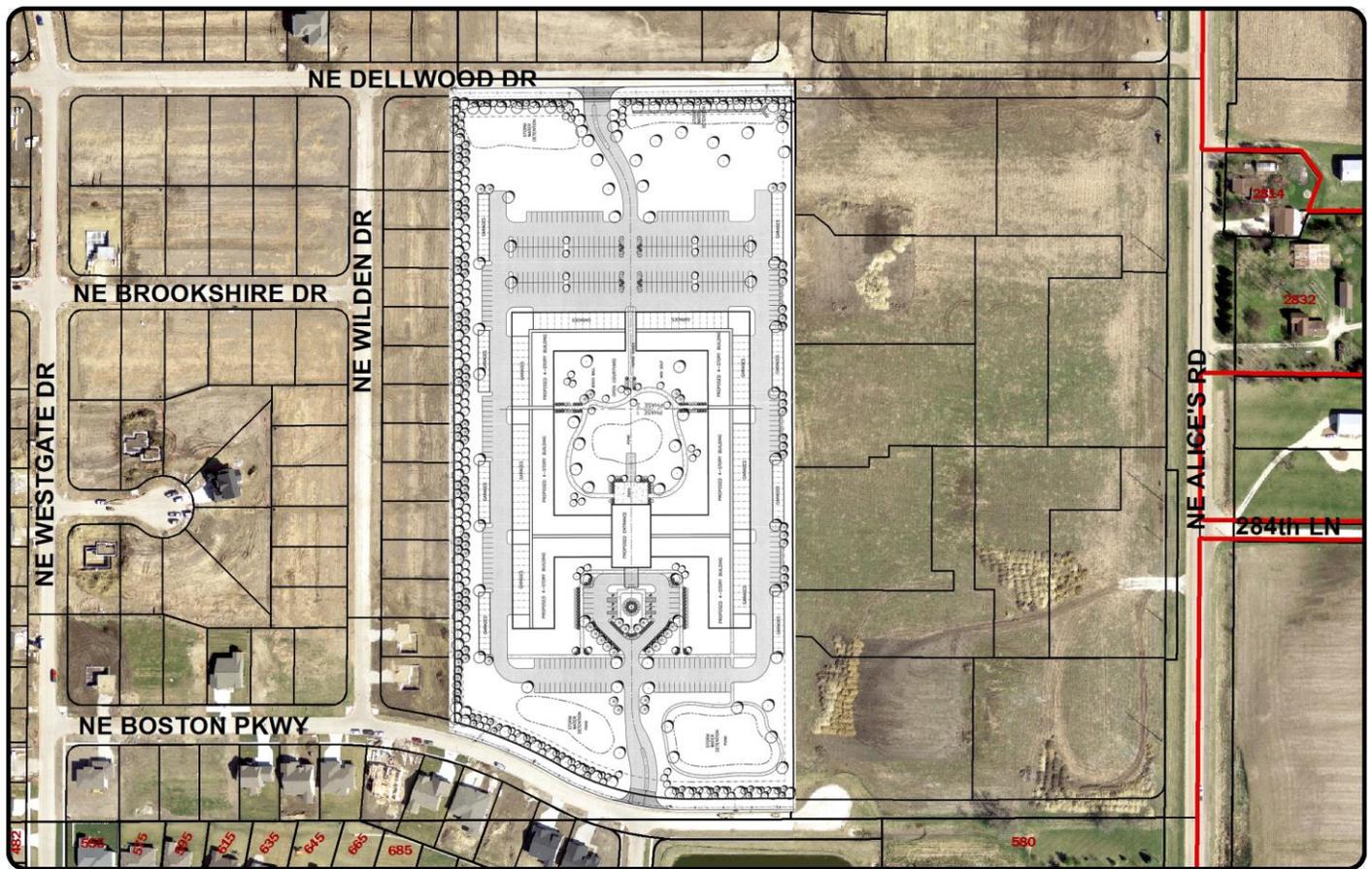
The applicant, Haverkamp Properties, LLC in coordination with the owner, Landing at Shadow Creek, LLC have requested an amendment to the Planned Development Overlay currently located on the property for a modification to the specific plan. The proposed development would continue to be a senior living community, however, the number of units and configuration of the site as proposed are different than what was originally considered.

Landing at Shadow Creek, LLC, requests that the property be rezoned from R-3 (Multi-Family Residential) to PD-1 (Planned Development Overlay District) and R-3 (Multi-Family Residential) for the development of a market rate retirement community that will feature apartment units and townhomes.

The Waukee Zoning Ordinance requires an applicant to prepare an application which consists of a rezoning map that identifies surrounding property within 250 feet of the property proposed to be modified. In addition to the rezoning map, the applicant is required to provide consent from 50.1% of the surrounding property within the 250 foot boundary as calculated by land area. Once this process has been completed, the City Council can proceed with setting a date for public hearing for consideration. The Planning and Zoning Commission must review such application and provide a recommendation prior to consideration of the City Council at a public hearing. Following consideration by the Planning and Zoning Commission, the City Council will consider this request at a public hearing scheduled for June 5, 2017 at 5:30 PM.

The applicant has provided the necessary consent of 57.42% of surrounding property owners. Notification of the rezoning request to the proposed property was sent on May 16, 2017. Notification signs of the proposed rezoning were also placed on the property on May 16, 2017.

The Comprehensive Plan identifies the subject property as Neighborhood Residential which provides for a variety of housing types including townhomes and apartments.



ABOVE: Aerial of Concept Plan identifying the proposed development.

PROJECT DESCRIPTION:

As a part of the concept plan prepared for the modification of the Planned Development Overlay, the applicant has proposed a facility that could include up to a total of 330 one and two bedroom units. The building would be sited to incorporate a central enclosed courtyard that would provide substantial amenities for the residents of the development.

The proposed density is a maximum of 20 units per acre. The proposed density is higher than what would be permitted within the standard R-3 underlying zoning district which allows for a total of 17 units per acre. Some of the reasons behind a higher density relates to the overall design of the development. Specifically, in a standard multi-family development, there are a number of buildings and the units are spread throughout the development. In the case of the proposed project, with the development of one larger building, it allows for more efficiencies in building layout. The proposed density is not inconsistent with other projects that have previously been approved and developed within the City of Waukee. Specifically, the Legacy Pointe Senior Living Development consists of a density of 20 units per acre related to its facility that includes independent living, assisting living and skilled care units.

The proposed Planned Development would allow for a building up to four stories in height or a maximum of 50 feet in height. The underlying R-3 zoning district allows for a maximum of three stories with a maximum height of 40 feet. The applicant has requested the additional height as a part of the Planned Development Overlay as a means of shrinking the overall footprint and providing additional open space and separation from surrounding existing and planned development. This allows for greater front and rear yard setbacks as well as a greater building setback from the existing homes and homes currently under construction to the west of the project.

The proposed building has been designed to incorporate a flat roof partially in order to keep the overall height of the building down. Staff did request and the applicant did provide a site section to show the elevation of the proposed project compared to the apartment development currently under construction to the east of the subject property as well as a typical two-story building elevation of a single family home to the west of the subject property. The site section generally identifies that the proposed building would be roughly the same height as the adjoining three story apartment buildings to the east that include a pitched roof.

Access to the proposed project would be provided off of both NE Dellwood Drive (north) and NE Boston Parkway (south). The concept plan identifies a looped driveway that would be constructed around the facility to provide adequate access and flow through the development. Parking has been proposed at a ratio of 1.5 parking stalls per unit. Of the proposed 495 total stalls, 185 would be provided within garages both internal to the building as well as in accessory garages on both the east and west sides of the site. The remaining parking would be provided within surface parking lots.

The proposed development concept has been designed to maximize open space. The concept identifies the development of two storm water detention ponds that would be located on either side of the front entrance to the project. The east pond is proposed as a wet-bottom pond with a walking path surrounding it. Detention is also proposed to be located on the north end of the site adjacent to NE Dellwood Drive.

The overall footprint of the building has allowed for greater landscape buffers than what would traditionally be required within an R-3 zoned development. The Planned Development identifies a requirement of a thirty foot landscape buffer adjacent to both NE Boston Parkway and NE Dellwood Drive. A forty foot landscape buffer is proposed along the east property line adjacent to the single family homes/lots located along NE

Wilden Drive. The Planned Development identifies the minimum number of trees required within the buffer areas. The buffers would include a combination of overstory trees, ornamental trees, evergreens and shrubs.

Parkland dedication was satisfied with the dedication that was provided with the Landing at Shadow Creek Plat I. The Planned Development however, does reference a number of additional amenities that would be provided on the site of the proposed development specifically within the proposed interior courtyard.

STAFF RECOMMENDATION

Planned Development Overlays are generally intended for projects that have a sense of uniqueness or that are so designed such that they could not be developed under a standard zoning district. In the case of the proposed development, the developer would be allowed to increase the overall density of the development from 17 units an acre to 20 units an acre. The developer would also be allowed to develop a four story building with a flat roof instead of a three story building with a pitched roof. In exchange for the modifications to density and height, the developer would be required to provide significant more open space than what would be required under a traditional zoning district, larger and more substantial landscape buffers, elevated architectural guidelines and requirements and additional amenities to be utilized by the residents of the development.

Staff has reviewed the proposed development concept in great detail and based upon the provisions and promises as identified within the Planned Development, staff would recommend approval of the proposed Planned Development Amendment. The proposed project is consistent with the underlying land use as identified within the Comprehensive Plan and provides for a housing development that is both unique and needed within the Waukee community.

CITY OF WAUKEE

Brad Deets

Development Services Director