



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Kettlestone Heights Plat 2 – Final Plat and Site Plan

DATE: October 24, 2017

GENERAL INFORMATION:

Applicant/Developer: Element 119

Owner: Triple T Development LLC

Requested Action Final Plat & Site Plan Approval

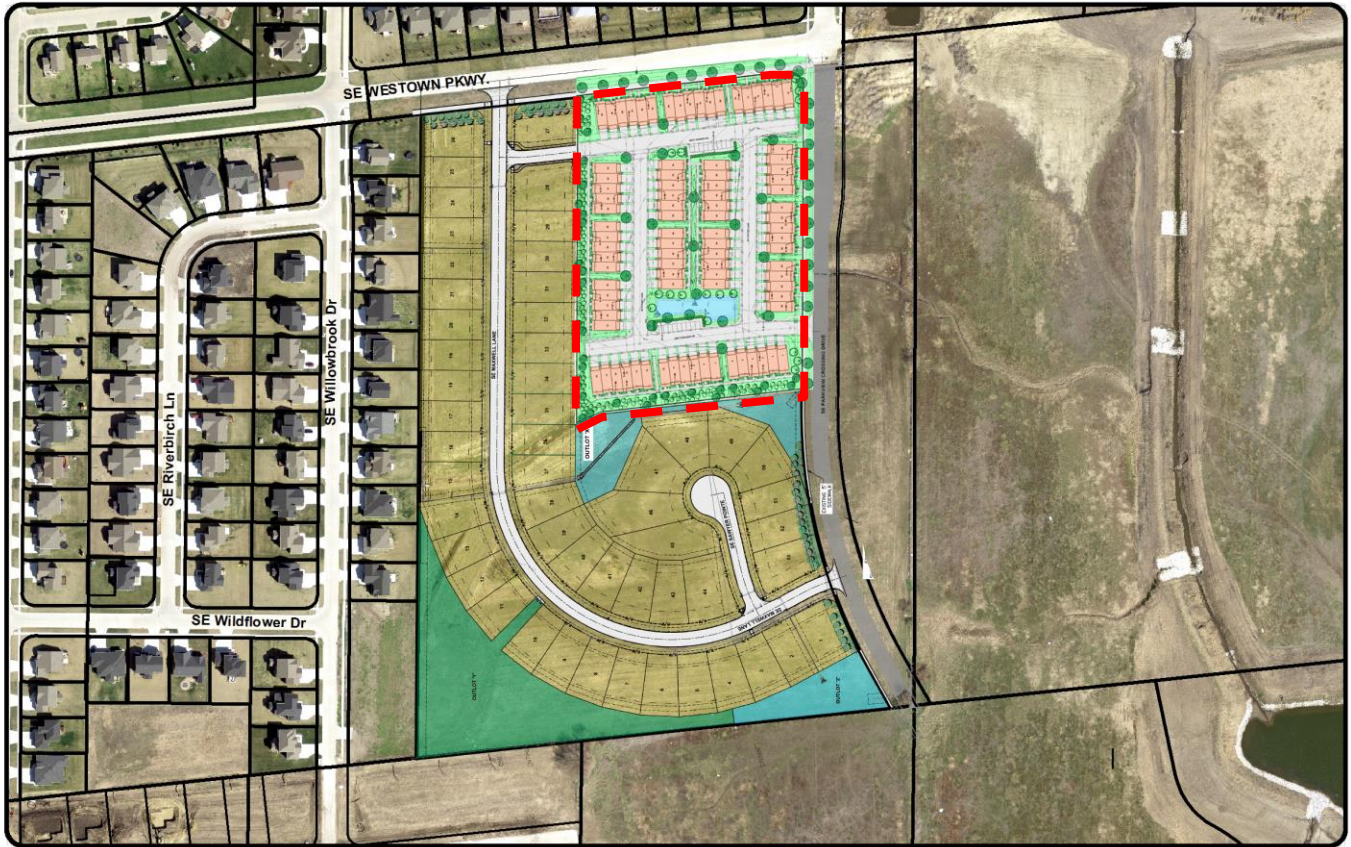
Location and Size: Property is generally located south of SE Westown Parkway and west of SE Parkview Crossing Drive, containing approximately 6.43 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	K-MF-ROW
North	Single Family Residential	Neighborhood Residential	R-2
South	Single Family Residential / Undeveloped	Neighborhood Residential	PD/R-2
East	Vacant – Undeveloped	Waukee Futures Corridor	A-1
West	Single Family Residential / Undeveloped	Neighborhood Residential	PD/R-2

BACKGROUND:

The subject property is located south of SE Westown Parkway and west of SE Parkview Crossing Drive. The property was recently rezoned from R-2 to K-MF-Rowhouse, Kettlestone Multi-Family Rowhouse District, to allow for the development of rowhomes.



ABOVE: Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties.

PROJECT DESCRIPTION:

The project includes a total of 16 buildings with a total of 90 units for the entire site. Each unit accounts for one lot for a total of 90 corresponding lots. The number of units per building varies between 5 and 6 units. Each unit is approximately 1,900 square feet including the attached garages. The units will include front porches and most units have steps up to the front porch. These units are intended to be owner occupied.

The final plat identifies the 90 rowhome lots as well as the remainder of the site, identified as Outlot Z. Outlot Z is common area to be owned and maintained by the homeowner’s association.

ACCESS AND PARKING:

Two accesses will be provided to the site, one from the west from Kettlestone Heights Plat I and one on the east side off of SE Parkview Crossing Drive. All streets interior to the site will be privately owned and maintained by the townhome homeowner’s association.

The total amount of parking required for this site is 2 spaces per unit for a total of 180 parking spaces. The total amount of parking proposed is 378 spaces. This includes 2 attached garage spaces per unit.

SIDEWALKS/TRAILS:

As a part of the improvements, a five foot wide sidewalk will be installed along SE Parkview Crossing Drive and a ten foot wide trail will be installed along SE Westtown Parkway.

Many sidewalks are planned internal to the site allowing for walkability throughout the entire site, including through both the courtyard and parking areas. The site plan does provide several pedestrian connections from the site to the public sidewalk/trail along the public streets to the north and east.

UTILITIES:

This site will be serviced with all public utilities. Sanitary sewer service will be extended from SE Westtown Parkway. Water service will be extended throughout the site from an existing water main that is located on the north side of SE Westtown Parkway. All utilities within the site will be privately owned and maintained.

Storm water will be managed through the dry bottom detention basin located in the center of the site, identified on the final plat as Outlot Z. This pond will be owned and maintained by the townhome homeowner's association.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 31%.

This project includes 25 foot landscape buffers along both the south and west property lines. Street trees are being provided along both SE Westtown Parkway and SE Parkview Crossing Drive. Plantings are being provided throughout the site in compliance with the landscaping ordinance and the planned development requirements.

ELEVATIONS:

The elevations of the rowhome buildings are proposed to be constructed of a variety of building materials including HardiePlank Lap Siding, cultured stone, and asphalt shingles. The units each include a front porch with a railing. All attached garages face interior to the site and are accessed through the private streets throughout the site. All buildings are two stories and approximately 27 feet in height, at the tallest point.

There are three different color schemes for the rowhome buildings. The first color scheme includes shades of white and gray. The second color scheme includes shades of tan. The third color scheme includes shades of blue and gray. Building material samples will be available at the Planning and Zoning Commission meeting.

STAFF RECOMMENDATION:

At this time staff is comfortable with the site plan and final plat and would recommend approval of the site plan and final plat subject to remaining staff comments and review of all legal documents by the City Attorney.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II