

# **PLANNING & ZONING AGENDA ITEM #6**

Planning & Zoning Meeting date: 4/09/13

***SUBJECT:*** Approval of a Final Plat for Boulder Pointe

***SYNOPSIS:*** The applicant previously requested approval of a modification to the Planned Development for Williams Pointe North to allow for the development of townhomes on this property. The zoning request was brought before the Planning and Zoning Commission on March 12, 2013 and has been reviewed and passed the first 2 readings of the change by the City Council.

The 3<sup>rd</sup> and planned final consideration of the zoning change is anticipated on April 15, 2013. The current final plat and site plan proposals identify the applicant's continued interest in developing 41 townhomes on the property.

***STAFF RECOMMENDATION:*** Staff would recommend approval of the final plat for Boulder Pointe.

***PROPOSED MOTION:*** Motion to Approve the final plat for Boulder Pointe subject to remaining staff comments, final consideration of the rezoning of the property, and review of all legal documents by the City Attorney.

***ATTACHMENTS:***

***SUPPORTING DOCUMENTS:***

- I. Staff Report
- II. Comment Response Letter, dated 4/02/2013
- III. City Comment Letter dated 3/26/2013
- IV. Final Plat

Prepared by: Ben Landhauser, City Planner



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Boulder Pointe Townhomes – Final Plat & Site Plan

**DATE:** April 9, 2013

**GENERAL INFORMATION:**

**Applicant:** Newblood Development, LLC

**Requested Action** Approval of a Final Plat and Site Plan

**Location and Size:** Property is generally located on the north side of SE Laurel Street east of SE Waco Place containing approximately 4.28 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD R-3 / PD R-3A
North	Stivers Ford	Neighborhood Residential	C-1
South	Williams Pointe Plat 10 – Single Family Residential	Neighborhood Residential	PD R-2
East	Legacy Pointe Memory Care	Neighborhood Residential	PD R-3
West	Vacant Undeveloped	Neighborhood Residential	PD R-3

**BACKGROUND:**

The subject property is included in the Williams Pointe Planned Development that was approved by the City of Waukeee in July 2005 and amended twice in December 2007 and June 2009. The Planned Development includes a total of 104 acres more or less and includes single family homes, townhomes, condominiums/apartments and commercial development when it is fully developed. The property in question has previously been platted as a part of Williams Pointe Plat 11 and is currently zoned R-3 [Rental Multi-Family Residential District] and R-3A [Owner Occupied Multi-Family Residential District] with a Planned Development Overlay.

The applicant previously requested approval of a modification to the Planned Development for Williams Pointe North to allow for the development of townhomes on this property. The zoning request was brought before the Planning and Zoning Commission on March 12, 2013 and has been reviewed and passed the first 2 readings of the change by the City Council. The 3<sup>rd</sup> and planned final consideration of the zoning change is anticipated on April 15, 2013. The current final plat and site plan proposals identify the applicant’s continued interest in developing 41 townhomes on the property.



ABOVE: Aerial of Development Plan in relation to surrounding properties

**PROJECT DESCRIPTION:**

The proposed final plat and site plan identify the development of 41 townhomes and corresponding properties creating 41 townhome lots and a common lot to be maintained by the homeowner's association. All of the proposed units are 2 stories, slab on grade, with an attached 2 car garage. The proposed buildings are a combination of 4 double loaded and 3 single loaded buildings. Three of the double loaded units are proposed

as an 8 plex (2 rows of 4 units back to back), with the remaining double loaded building a 6 plex (2 rows of 3 units back to back). The single loaded units are proposed as two 4 plexes (1 row of 4 units) and one 3 plex (1 row of 3 units). The development is proposed with an initial phase of the 3 buildings adjacent to SE Waco Place and the remaining buildings built as the market demands.

The lots identified on the final plat exceed the Planned Development requirements of a minimum 1,100 square feet and range in size from 1,186 to 1,849 square feet.

### **ACCESS AND PARKING:**

Public access to the site is proposed from SE Waco Place and SE Laurel Street.

All internal streets are intended to be private and each unit is addressed off of the 5 private streets where units have their driveway a private street (SE Sagewood Place does not have any homes addressed off of it). The private names proposed include: SE Jordana Way, SE Lacey Place, SE Jennifer Drive, SE Boulder Court, SE Jase Ridge, and SE Sagewood Place. Each private street is proposed as a 25 foot back to back section with a roled curb on either side.

Per the Parking and Loading Areas Ordinance, the applicant is required to provide 2 parking spaces per unit and 1 stall per 5 units for guest parking. The applicant has proposed to meet this requirement with 82 garage spaces and 9 visitor parking stalls indicated on the site plan. The driveways for the majority of the units would have adequate depth to provide for the parking of an additional 2 vehicles per residence, or 82 additional parking spaces for a total of 173 parking spaces internal to the site.

### **PEDESTRIAN CIRCULATION:**

As part of the improvements to the site, the applicant will be installing the 4 foot public sidewalks along SE Waco Place and SE Laurel Street adjacent to the property. Private sidewalks are proposed along one side of each private street with additional linkages internal to the site for access to mailbox locations. Additionally, connections have been proposed between the private sidewalk system and public sidewalks on SE Waco Place and SE Laurel Street adjacent to the vehicular access points into the development.

### **UTILITIES:**

Water is looped and routed through the site from SE Waco Place and SE Laurel Street. Sanitary sewer is being accomodated from an existing manhole on SE Laurel Street. Storm water for the site is proposed to be collected and piped to the northwest corner of the property where it will be detained and released into the existing detention pond on the west side of SE Waco Place.

### **OPEN SPACE AND LANDSCAPING:**

A total of 51 percent open space (94,150 square feet) is provided on the site which exceeds the minimum of 20%.

The planned development for Williams Pointe North requires a landscape buffer, minimum 15 feet in depth, be provided for all properties adjacent to a commercial district. Additionally, in discussion and review of the recent request for zoning change, the applicant is providing a landscape buffer adjacent to SE Laurel Street to provide a greater visual separation between the existing single family homes on SE Sagewood Circle, SE Laurel Street, and SE Waco Place and this site. A total of 28 overstory, 52 evergreens, and 89 shrubs are proposed as buffer plantings along the north, east, and south portions of the property. An additional 38 trees and 44 shrubs are proposed to meet the minimum ordinance requirements for the development.

### **ELEVATIONS:**

Elevations have been provided for your review and appear to meet the new ordinance requirements related to scale, massing, and materials. Material samples will be available at the meeting for your review and consideration.

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the final plat and site plan and would recommend approval subject to remaining staff comments, final consideration of the rezoning related to the property, and review of all legal documents associated with the final plat by the City Attorney.

**CITY OF WAUKEE**

Ben Landhauser  
City Planner

## COMMENT RESPONSE LETTER

BOULDER POINTE SITE PLAN

APRIL 2, 2013

The following are a list of responses to the remaining comments that need addressed from the City of Waukee's comment letter dated March 26, 2013.

### GENERAL COMMENTS

7. Staff questions if natural gas services are planned for the proposed units. This should be identified at this time as there may be some additional provisions related to the locating of meters on the double loaded units which should be addressed prior to site plan approval. Please address.
  - **Natural Gas will not be needed for this development.**
9. Staff questions if the applicant intends on making reference to the name Boulder Pointe by locating boulders on site or if one of the street names, such as Jase Court, may be renamed to Boulder Court. Please address.
  - **No boulders will be onsite that I am aware of. The street names have been adjusted.**
10. The proposed erosion and sediment control plan should be included as part of the plan set.
  - **The erosion and sediment control plan has been added to the site plan.**

### SITE PLAN

#### *DETAILS*

19. The hydrant radii map should be provided to scale.
  - **The map has been provided.**
20. A detail should be provided for outlet protection for storm sewer FES outlets.
  - **A detail was added on Sheet 5.**

#### *DIMENSION PLAN*

26. ~~Names should be provided for all proposed private streets.~~ The prefix of 'SE' should be added to all internal private streets. Additionally, staff would request that Indi Ridge be renamed as there is an existing street named SE Indigo Ridge in Waukee which may cause confusion.
  - **The street names have been modified.**
31. ~~All sidewalk crossings with private streets should be provided with truncated domes and warning panels.~~ All private sidewalks needed from the individual driveways to the front doors of each unit should be indicated on the site plan.
  - **The sidewalks have been shown.**
36. ~~All proposed patios related to the single loaded buildings should be indicated on the plan set for clarity.~~ The stoops on the rear side of the units should also be indicated on the plan set.
  - **All of the stoops have been shown.**
38. ~~The location of a monument sign(s) should be indicated on the site plan meeting the 15 foot setback requirement from all property lines.~~ A note should be added to the plan set indicating

any future monument sign(s) to be reviewed and approved by the Development Services Department.

- **This note has been added to the general notes as No. 19.**

41. General Note #17 should be eliminated from the plan set.

- **The note has been deleted.**

#### **GRADING PLAN**

44. ~~Spot elevations should be provided at all outlet and inlet locations including the larger detention area in the northwest corner of the site.~~ The existing elevation of the flared end section at the outlet of the detention pond in the northwest corner of the site should be indicated on the site plan for clarity.

- **The existing elevation has been labeled.**

46. Downspout locations should be identified on the site plan. ~~Staff would request that all downspouts be tied directly into the proposed private storm sewer. Please address.~~

- **The downspouts have been shown with a symbol on page 5 of the site plan.**

#### **UTILITY PLAN**

53. ~~A sprinkler service should be provided to each double loaded building as they will have to be sprinkled.~~ The plan should be updated to identify the use of a 1 inch service for each unit as discussed with the Waukee Fire Department. This may be accomplished by updating the service detail to identify the size of proposed services. Staff would request that the applicant have another discussion with the Fire and Building Departments as the proposed systems can cause issues with water quality if proper provisions and pressure are not addressed.

- **The service location detail has been updated to show the sizes.**

54. Verify all proposed grades on sanitary sewer and storm sewer as the proposed sanitary has the same flowline at the existing manhole and proposed Manhole #1. Additionally, all storm sewers should be verified to have 0.1 fall. It appears the flowline elevation for sanitary manholes S-1 & S-2 are reversed and should be addressed. The percent of fall between the 2 structures should be verified.

- **The flowlines have been verified. The storm structures all have the appropriate drop with the exception of the nyloplast intakes as the bottom of the intakes are a prefabricated tee with no drop.**

56. Staff would request that the internal water system to the site be looped or an additional public connection made to the main on the south side of SE Laurel Street in order to maintain the water pressure necessary to support the fire systems contemplated for the units. Please address.

- **The waterline has been added to loop the system to SE Laurel Street.**

#### **LANDSCAPE PLAN**

61. ~~The location of all ground mounted mechanical units and transformers should be indicated on the plan set.~~ Transformer locations should also be indicated on the plan set.

- **The transformer locations have been shown.**

66. ~~A note should be added to the plan set indicating the requirement of full establishment across the site prior to the issuance of a Certificate of Occupancy on any unit.~~ The phasing plan

reference in the comment response letter should be provided for staff review. The phasing plan should include the areas surrounding each building phase intended for sodding and landscaping.

- **The phasing plan has been shown within the notes on the landscape plan and the boundary of each phase has been shown. The only areas that won't be completed with the initial site plan are the building pad areas and driveways.**

#### **MISCELLANEOUS**

67. ~~A photometric plan identifying all street lights should be provided for review. Manufacture's cutsheets of all proposed site and building wall lighting fixtures should be provided for review.~~

- **The lighting sheets have been provided.**

**SWPPP – The SWPPP has been submitted for review. The NOI and COSESCO have been provided to the owner for signature**

68. Provide a copy of the Construction Site SWPPP Review Checklist signed by SWPPP designer.

69. Provide a copy of the SWPPP prepared for obtaining GP2 coverage. As a part of the SWPPP, a temporary sediment basin will need to be identified as the total area of disturbance is over 10 acres. A temporary sediment basin easement should be indicated as a part of the construction drawings.

70. Provide a copy of the IDNR issued General Permit #2 authorization letter (can accept from issuance on DNR website if all other required items are complete).

71. Complete COSESCO application and submit with \$65 fee for the first required quarterly COSESCO inspection.

72. The applicant will be required to provide the following as a part of the completion of the public improvements prior to approval of a certificate of occupancy:

- Post Construction *What practices considered for this site?*
  - i. Provide a site plan specific to the storm water management facilities of the property indicating the permanent measures utilized by the designer and requirements for maintenance of said facilities.
  - ii. A maintenance covenant will need to be created and provided for review.
- As-built plans of all storm water management facilities on site and a certification statement signed by SWPPP designer indicating that facilities were constructed as designed will be required.
- Provide finished grade spot elevations at all locations where an overland flowage easement crosses a property line, including locations where said easements run to the street.

#### **ELEVATIONS**

73. ~~As noted during the review of the PD Amendment (rezoning) the current rear elevations of the single loaded units do not meet the intent of the site plan ordinance for providing the same level of architecture on all side of the building. Additionally, each elevation is required to incorporate the use of brick or stone; which is not being met. Furthermore, the rear elevations do not address the visual splitting of the building into a maximum 20 foot linear section under the provided terms of meeting the ordinance requirements. Staff would recommend reviewing~~

~~Section 304.6B(3) of the Site & Building Development Standards Ordinance in addition to Pages 4 & 5 of the Architectural Design Example Book.~~ The single loaded unit elevations should be provided in color.

- **The building elevations have been provided.**

74. Building material samples should be provided for review at both the Planning and Zoning Commission and City Council meetings.

- **This comment is duly noted.**

#### **FINAL PLAT**

75. As noted in the site plan comments, street names should be updated with the 'SE' prefix and an alternate name for Indi Ridge should be provided and indicated on the plat.

- **Street names have been updated.**

76. The adjacent lot ownership should be indicated on the plat.

- **The lot owners have been added.**

77. Verify the proposed storm sewer and overland flowage easement though Lots 27 – 30 do not affect the ability to place a stoop in them.

- **The stoop does not interfere with the overland flowage easement.**

78. A note should be added to the plat indicating the overall site address of Oulot Z of 255 SE Waco Place.

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80. All necessary legal documents related to the final plat should be provided for staff review by Tuesday, April 9, 2013 at 5:00 PM.

- **This comment is duly noted. The legal documents are being worked on and may not be able to be submitted on April 9<sup>th</sup>. I will follow up and notify you when they think they might be available. The final plat approval could follow the site plan as there is a lot of site work that needs to be completed before building construction can be completed.**

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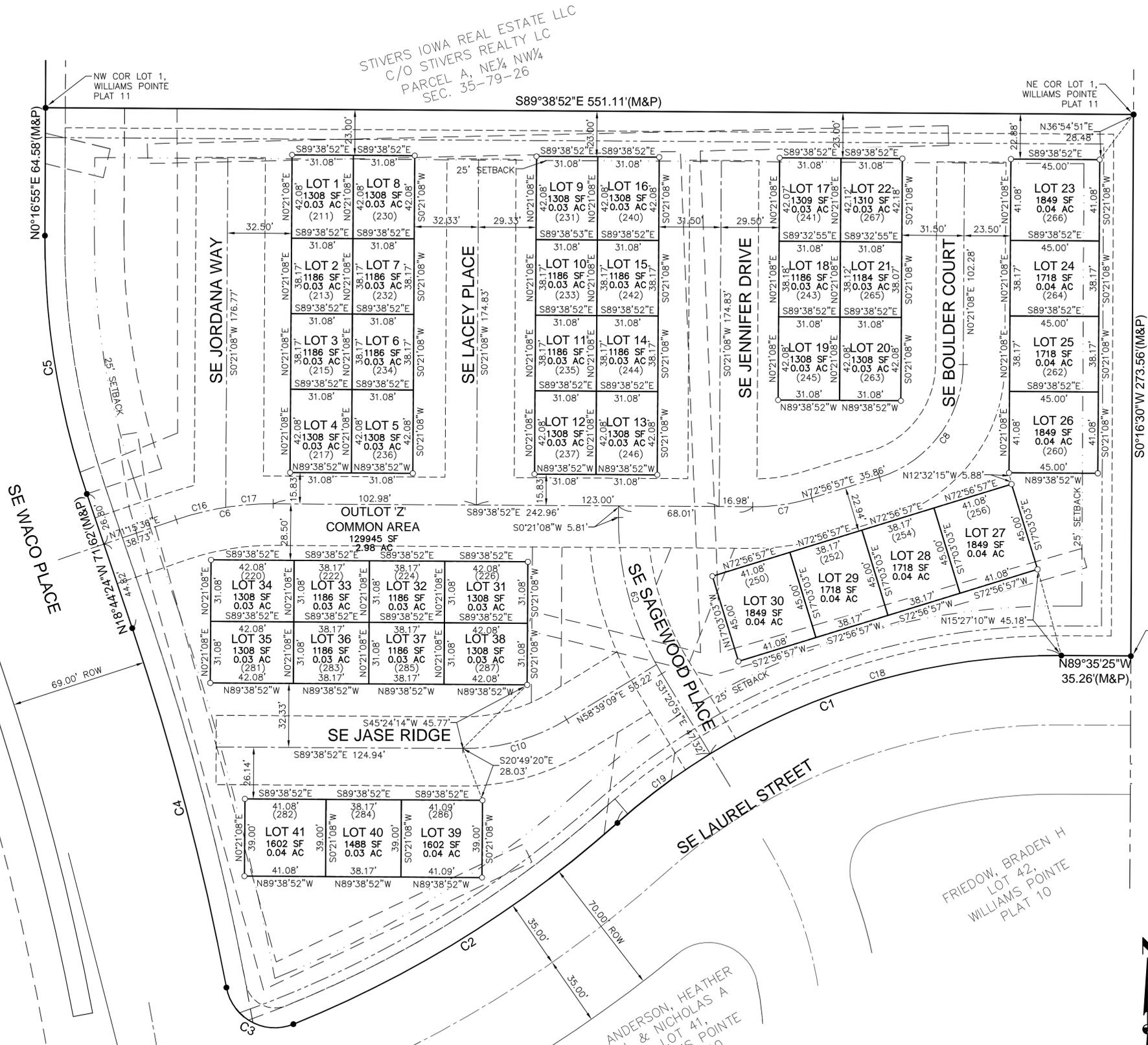
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# BOULDER POINTE

## FINAL PLAT



STIVERS IOWA REAL ESTATE LLC  
C/O STIVERS REALTY LC  
PARCEL A, NE 1/4 NW 1/4  
SEC. 35-79-26

### BULK REGULATIONS:

- R-3 & R-3A MULTI-FAMILY RESIDENTIAL DISTRICT ZONING SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW
- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE CONDOMINIUM DWELLINGS, APARTMENT DWELLINGS AND TOWNHOME DWELLINGS.
  - MINIMUM LOT AREA: 10,000 SQUARE FEET; 2,200 SQUARE FEET PER HOUSING UNIT FOR APARTMENTS OR CONDOMINIUMS; 1,100 SQUARE FEET PER HOUSING UNIT LOT FOR TOWNHOMES.
  - MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT, EXCEPT FOR EFFICIENCY UNITS AND ONE BEDROOM WHICH SHALL BE 600 SQUARE FEET.
  - MAXIMUM DENSITY: 18 HOUSING UNITS PER GROSS ACRE
  - FRONT YARD SETBACK: 25 FOOT PERIMETER BOUNDARY (R-3 STANDARD = 30 FEET).
  - SIDE YARD SETBACK: NO MINIMUM SHALL APPLY EXCEPT WHERE BORDERING AN R-1, R-2, R-3 R-5, C, OR M DISTRICTS IN WHICH CASE THE SIDE YARD SETBACK SHALL BE 15 FEET; THE BUILDINGS SHALL HAVE A MINIMUM OF 10 FEET OF BETWEEN THE BUILDINGS. (R-3 STANDARD = 15 FEET SIDE YARD FOR ALL ZONING DISTRICTS.
  - REAR YARD SETBACK: 25 FOOT PERIMETER BOUNDARY; THE BUILDINGS SHALL HAVE A MINIMUM OF 20 FEET BETWEEN THE BUILDINGS (R-3 STANDARD = 30 FEET).
  - BUFFERING: WHERE THIS DISTRICT BORDERS AN INDUSTRIAL (M) OR COMMERCIAL (C) ZONED DISTRICT, A THREE (3) FOOT HIGH BUFFER SHALL BE PROVIDED CONSISTING OF FIFTEEN (15) FEET IN WIDTH DESIGNED WITH AN EARTHEN BERM AND PLANTINGS (STANDARD = 25 FEET IN WIDTH, 3 FOOT HIGH).
  - PARKING: A MINIMUM OF 2 SPACES PER DWELLING UNIT, 1 VISITOR SPACE PER 5 DWELLING UNITS

### PLAT DESCRIPTION:

LOT 1, WILLIAMS POINTE PLAT 11, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

### OWNER/DEVELOPER:

NEWBLOOD DEVELOPMENT, LLC  
10888 HICKMAN ROAD, SUITE 3B  
CLIVE, IA 50325

### ZONING:

PD - PLANNED DEVELOPMENT  
(UNDERLYING ZONING: R-3 & R-3A MULTI-FAMILY TO ALLOW TOWNHOMES)

### ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DR, SUITE G  
GRIMES, IOWA 50111

### DATE OF SURVEY:

MARCH 2013

### PLAT AREA:

4.28 ACRES (186,442 SQUARE FEET)

### LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
INGRESS/EGRESS, WATERMAIN & SANITARY SEWER EASEMENT	①	
INGRESS/EGRESS & SANITARY SEWER EASEMENT	②	

### NOTES:

1. THE SITE ADDRESS FOR OUTLOT Z IS 255 SE WACO PLACE.
2. THE PUBLIC SIDEWALKS ADJACENT TO SE LAUREL STREET AND SE WACO PLACE NEED TO BE INSTALLED AS A PART OF THE SITE IMPROVEMENTS.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

MICHAEL D. ELLIS  
16747  
DATE \_\_\_\_\_  
LICENSE RENEWAL DATE IS DECEMBER 31, 2014  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
THIS SHEET \_\_\_\_\_



DATE	4/2/13
REVISIONS	
SECOND SUBMITTAL	3/7/2013
FIRST SUBMITTAL	

3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax: (515) 369-4410

ENGINEER: EII: JJN

**CIVIL DESIGN ADVANTAGE**

WAUKEE, IOWA

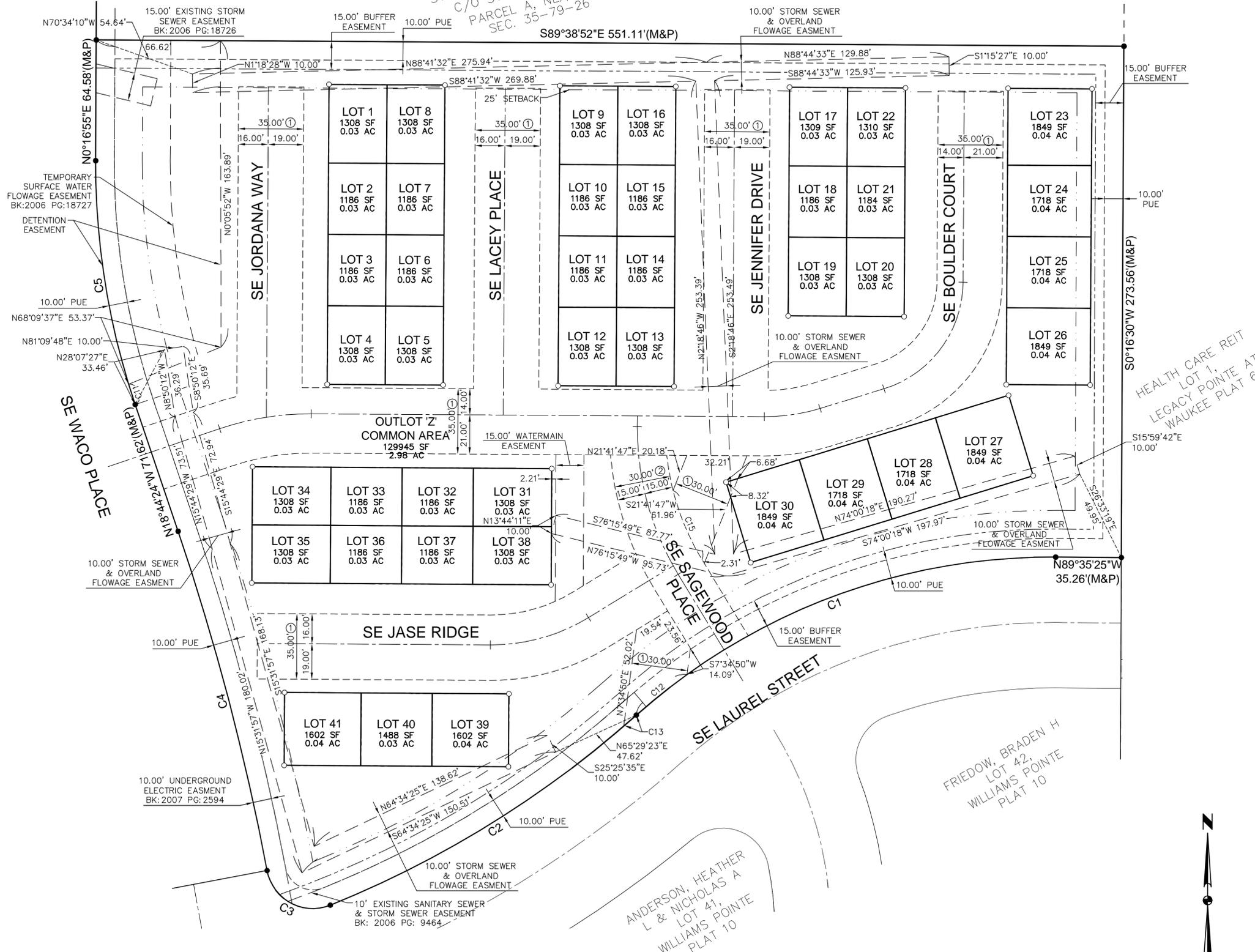
**BOULDER POINTE**  
**FINAL PLAT**

1 / 2  
1301.012

# BOULDER POINTE

## FINAL PLAT

STIVERS IOWA REAL ESTATE LLC  
C/O STIVERS REALTY LC  
PARCEL A, NE 1/4 NW 1/4  
SEC. 35-79-26

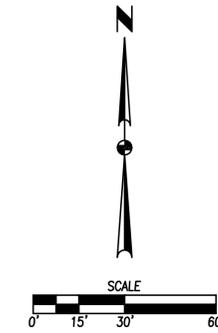


### CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M&P) C1	42°01'42"	335.00'	245.73'	S69°23'44"W	240.26'
(M&P) C2	19°40'40"	565.00'	194.04'	S58°13'13"W	193.09'
(M&P) C3	101°13'55"	25.00'	44.17'	N61°19'30"W	38.65'
(M&P) C4	8°01'52"	1340.00'	187.82'	N14°43'28"W	187.67'
(M&P) C5	19°01'19"	400.00'	132.80'	N9°13'45"W	132.19'
(M) C6	19°05'32"	150.00'	49.98'	N80°48'22"E	49.75'
(M) C7	17°24'11"	100.00'	30.37'	N81°39'02"E	30.26'
(M) C8	72°35'49"	60.00'	76.02'	N36°39'02"E	71.04'
(M) C9	31°41'59"	150.00'	82.99'	S15°29'52"E	81.94'
(M) C10	31°41'59"	100.00'	55.33'	N74°30'08"E	54.62'
(M) C11	1°38'32"	400.00'	11.46'	S17°55'08"E	11.46'
(M) C12	5°57'10"	335.00'	34.80'	S51°21'28"W	34.79'
(M) C13	0°54'44"	565.00'	8.99'	S48°50'15"W	8.99'
(M) C15	17°07'05"	135.00'	40.33'	N22°47'19"W	40.18'
(M) C16	9°52'34"	150.00'	25.86'	N76°11'53"E	25.82'
(M) C17	9°12'58"	150.00'	24.13'	N85°44'39"E	24.10'
(M) C18	31°59'32"	335.00'	187.05'	N74°24'49"E	184.63'
(M) C19	10°02'10"	335.00'	58.68'	N53°23'58"E	58.61'

### LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
INGRESS/EGRESS, WATERMAIN & SANITARY SEWER EASEMENT	①	
INGRESS/EGRESS & SANITARY SEWER EASEMENT	②	



DATE	REVISIONS
4/27/13 <td></td>	
	SECOND SUBMITTAL
	FIRST SUBMITTAL

3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax: (515) 369-4410  
ENGINEER: EII: JJN



WAUKEE, IOWA

## BOULDER POINTE FINAL PLAT