



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Timberline Ridge Plat 1 – Preliminary Plat, Final Plat, and Site Plan

**DATE:** March 11, 2014

**GENERAL INFORMATION:**

**Applicant:** Hale Development Company, LLC.  
**Requested Action** Preliminary Plat, Final Plat, and Site Plan Approval  
**Location and Size:** Property is generally located West of SE L.A. Grant Parkway, South of SE Westown Parkway containing approximately 8.23 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-4
North	Existing Rural Residential Lots	Neighborhood Residential	A-1
South	Stone Prairie Plats 1 & 3	Neighborhood Residential	R-2
East	Waukeee South Middle School / Vacant Undeveloped Commercial	Neighborhood Residential	A-1 / C-1A
West	Stone Prairie Plat 1	Neighborhood Residential	R-2

**BACKGROUND:**

The items related to Timberline Ridge Plat 1 were given postponed action until a traffic analysis could be provided to the Commission. At this time staff has received a memo from Snyder & Associates related to the Stone Prairie subdivision and the associated traffic from the existing single family homes and proposed townhomes with regard to their impact and relationship with SE L.A. Grant Parkway. Staff has attached the memo for your review and reference.

The concept plan/preliminary plat for the development of the Stone Prairie subdivision was originally proposed by Regency in 2008. The concept identified the creation of single family lots in a radial street pattern with townhomes and a small neighborhood commercial lot near the SE Westown Parkway and SE L.A. Grant Parkway intersection. At this time Hale Development is proposing to develop 38 townhomes on the 2 parcels that were zoned R-4 adjacent to Westown Parkway and L.A. Grant Parkway respectively.



ABOVE: Aerial of the property in relation to surrounding properties. The plat area is indicated in **ORANGE**.

**PROJECT DESCRIPTION:**

**LOTS:**

The final plat includes a total of 38 townhome lots. The lots range in size from 2,532 square feet to 2,893 square feet. The typical lot frontage is proposed to be approximately 40 feet. All of the lots included in the final plat will have a minimum front yard setback of 30 feet, a minimum side yard setback of 15 feet total (7 minimum on one side), and a minimum rear yard setback of 30 feet.

**STREETS, SIDEWALK, AND TRAIL:**

The plat includes the extension of SE Taylor Court, north and south of SE Wildflower Drive.

As part of the improvement required of this project, the applicant will be installing a 3.5 foot curb and gutter section on the south side of SE Westtown Parkway. Staff is currently reviewing public improvement plans

related to all improvements within the City's right-of-ways and will have those plans on the agenda for approval by Council prior to the final plat.

A 5 foot public sidewalk will be installed on the south side of SE Westtown Parkway and SE Wildflower Drive. A 5 foot sidewalk is proposed on the east side of SE Taylor Court for pedestrian access through the development.

A 10 foot trail will be installed along the west side of SE L.A. Grant Parkway and north side of SE Wildflower Drive adjacent to the plat.

**EASEMENTS:**

Several easements are provided within the plat based upon the location of proposed utilities.\

A landscape buffer has been provided along SE L.A. Grant Parkway across Lots 8 – 10 to meet the subdivision ordinance for sides of lots where driveways are not permitted.

**UTILITIES:**

Sanitary sewer main had previously been extended to the 2 lots as part of Stone Prairie Plat 1. Private sanitary sewer mains will be extended along the proposed SE Taylor Court, north and south of SE Wildflower Drive.

Storm sewer has been routed from SE Taylor Court and rear yards of the townhome lots toward the existing public storm sewer infrastructure surrounding the 2 overall lots. Detention is provided in the northwest, southwest, and southeast corners of the project to handle the majority of the storm water from the site. A portion of the site drains to the public storm sewer on SE Wildflower Drive and flows to the southeast corner of Stone Prairie Plat 3 where it is detained as designed during the development of Stone Prairie Plat 3.

Water main has been looped from the end of SE Taylor Court over to SE Westtown Parkway and SE L.A. Grant Parkway respectively.

All proposed storm sewer and sanitary sewer are proposed as private utilities. The water main will be extended within a public easement.

**PARKLAND DEDICATION:**

Parkland related to the Stone Prairie subdivision has previously been dedicated to the City in the southwest corner of the subdivision as indicated on the aerial provided above in green. As part of the development of this property, the applicant will need to provide a cash bond to satisfy the development agreement made with the bank, who previously held the property, which will go toward improvements to the park.

**ELEVATIONS:**

Colored Elevations of the proposed units have been provided for your review. As required by the Site and Building Development Standards Ordinance, the applicant is proposing 4 different facades for the same general townhome layout which will be flipped to avoid more than 4 identical units being constructed within the same development. An elevation drawing showing the front façade of the 3-plex building has also been provided for your reference. All elevations include use of residential siding and varying introduction of stone/brick to the primary facades. Material samples will be provided for your reference at the meeting.

**LIGHTING:**

The applicant is electing not to install standard street lights in the development and instead will be placing carriage lamps on the garages that will be collectively managed and timed by the association to turn on during

night hours. This is a similar treatment that has been done in the Village at Gracewood townhome subdivision across from Point of Grace Church.

**STAFF RECOMMENDATION**

At this time staff feels comfortable with the preliminary plat, final plat, and site plan and would recommend approval subject to remaining staff comments, approval of the public improvement plans by Council, and review of all legal documents by the City Attorney.

**CITY OF WAUKEE**

Ben Landhauser  
Senior Planner