



STAFF REPORT

TO: Planning and Zoning Commission
RE: The Springs at Prairie Crossing

PREPARED BY: Ben Landhauser
DATE: December 10, 2013

GENERAL INFORMATION:

Applicant: Continental Properties
Requested Action: Site Plan Approval
Location and Size: Lot 1 of Prairie Crossing Plat 1, generally located north of E. Hickman Road, west of NE Alice’s Road, containing 21.134 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential / Community Village	R-3
North	Vacant – Undeveloped/Agricultural	Neighborhood Residential / Community Village	C-4 / R-2
South	Hy-Vee Food Store	Community Village	C-1B
East	Wright Tree Service/ City of Clive	Community Village	A-1
West	Prairie Crossing Plat 3 – Single Family Residential	Neighborhood Residential / Community Village	R-2

BACKGROUND:

The subject property is a part of overall Prairie Crossing development which was approved as part of the preliminary plat for Prairie Crossing Plat I. A portion of this property was recently rezoned in November of 2013 to make the entire Lot I of Prairie Crossing Plat I . The applicant is proposing to develop an apartment complex situated between NE Westgate Drive and Alice’s Road on the south side of NE Horizon Drive. Specifically, the applicant is requesting approval of a site plan for a 14 building apartment complex with a total of 260 units.



Aerial Photo of Property and Surrounding Area

PROJECT DESCRIPTION:

The proposed project includes the construction of nine 11,900 square foot apartment buildings (B4 Building Type), five 10,500 square foot apartment buildings (B16 Building Type), and a 3,550 square foot clubhouse. The total number of apartment units proposed is 260 units.

ACCESS AND PARKING:

Access to the site will be provided from two points off of NE Horizon Drive. The primary entry to the complex is proposed on the west end adjacent to the club house. A second entrance is proposed near the midpoint of the complex primarily for emergency access in alignment with NE Archer Avenue.

Parking calculations have been provided based upon the number of proposed units and meet the minimum required by the Zoning Ordinance. The total number of required spaces is 572 parking spaces and the applicant is providing 588 parking spaces within the site. A total of 112 attached garages are proposed, along with 59 detached garage spaces. The remaining 401 stalls are provided as surface parking. An additional 16 surface stalls are being provided for the club house.

The parking lot has been designed in accordance with the Site Plan Ordinance requirements including provisions for landscaped islands within the parking lots to break up long expanses of parking.

SIDEWALKS/TRAILS:

Proposed five foot sidewalks have been indicated along NE Westgate Drive and NE Horizon Drive. A temporary 5 foot public sidewalk is proposed to be installed along the west side of NE Alice's Road; in the future this will be replaced by a 10 foot trail. Sidewalks within the development have been identified and a connection to the temporary 5 foot sidewalk along Alice's Road is indicated.

The primary sidewalks internal to the site are proposed as 4 foot width. Some areas adjacent to parking and high foot volume provide 5 to 6 foot wide sidewalks.

UTILITIES:

The majority of the site will be served from sanitary sewer that has been routed to the site from Hickman Road and NE Westgate Drive. A small portion of the site will connect onto the sanitary sewer main installed along the south side of NE Horizon Drive.

Water was installed along NE Horizon Drive and will serve the majority of the site. As part of the site development, the applicant will loop the internal system from NE Horizon Drive to NE Alice's Road.

Storm water detention for the site will primarily be accommodated in the 2 existing detention facilities created as part of Prairie Crossing Plat 1. A smaller portion of the site (west 6.20 acres) drains into the detention pond on the west side of the clubhouse. Storm water overflow from the west pond, along with the remainder of the site (east 13.33 acres), flows east to the detention pond on the north side of NE Horizon Drive, northeast of the complex.

OPEN SPACE AND LANDSCAPING:

A total of 53% of the site when fully built out is proposed to be maintained as open space which exceeds the minimum requirement of 20%.

The site plan includes a landscaping plan providing for a combination of overstory, ornamental and evergreen trees as well as shrubs. The landscaping plan meets the landscape requirements for general site plantings.

A landscape buffer is proposed to be planted to provide adequate buffering between the apartment complex and the planned retail center to the south. As part of the development of the single family lots to the north, a 25 foot landscape buffer was installed on the single family lots. At the time the commercial property north of

this complex develops, a 30 foot landscape buffer would need to be installed to transition between the commercial and apartment uses.

ELEVATIONS:

Colored elevations have been provided for review of the 2 different apartment building types, club house, detached garages, the car care center, trash enclosure, and the proposed entry feature.

All proposed buildings on site are proposed with a brick veneer at the base and residential siding above. As required by the architectural provisions of the site plan ordinance, the applicant is proposing to mix the color palette so that not more than 4 buildings of the same type have the exact same colors on them. The residential siding proposed on the apartment buildings consists of a lap siding along with some shake siding applications.

Material samples will be available at the meeting for your review and consideration.

MISCELLANEOUS:

A car care and maintenance facility has been proposed south of Building #3. The facility includes a site maintenance garage that is for the grounds crew use only, but a car port is attached to the building for use by residents washing or doing related work on their vehicles.

A trash enclosure and compactor building are proposed near the main complex entrance. A mail kiosk is proposed adjacent to the club house for ease of access to residents as they return home.

A lighting plan has also been provided for review and conforms to the provisions within the City's lighting ordinance.

STAFF RECOMMENDATION

At this time, staff would recommend approval of the site plan for The Springs at Prairie Crossing subject to any outstanding staff comments.

CITY OF WAUKEE

Ben Landhauser
Senior Planner