



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Williams Pointe Townhomes Plat 1 – Final Plat & Site Plan

DATE: July 9, 2013

GENERAL INFORMATION:

Applicant: Winhall at Williams Pointe Townhomes, LLC

Requested Action Final Plat and Site Plan Approval

Location and Size: Property generally located at the northeast corner of SE Brick Drive and SE Olson Drive, containing approximately 6.861 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Partially Developed	Neighborhood Residential	R-4
North	Waukeee Family Townhomes / Existing Williams Pointe Townhomes	Neighborhood Residential	PD R-4 / R-4
South	Williams Pointe Condominiums	Neighborhood Residential	PD R-3
East	Existing Williams Pointe Townhomes	Neighborhood Residential	R-4
West	Vacant – Undeveloped	Community Village	C-4

BACKGROUND:

The subject property is included in the original development plan for the Williams Pointe area which started in 2002. The existing townhomes on the adjoining properties were built by Regency Homes as part of approvals for the townhomes surrounding SE Williams Court in 2003 and 2004. Williams Pointe Plan 2 created the initial 152 townhome lots, with Williams Pointe Plat 3 creating the remaining 228 lots that currently exist on the site. Of the 228 lots that were created with Williams Pointe Plat 3, only 160 have been built to date. The applicant, Hubbell Realty Company, is requesting approvals to build on the remaining 68 lots with a similar plan that will blend with the 3 existing building types in the Williams Pointe Townhomes community.



ABOVE: Aerial of Property and Surrounding Area

PROJECT DESCRIPTION:

All infrastructure (water, sewer, storm, private street) conducive to building the remaining 68 units of the Williams Pointe Townhomes development is in place on the property currently. Hubbell Realty Company is requesting final plat and site plan approval for a unit that is very similar to the building(s) built by Regency Homes. The floor plan being proposed by Hubbell has a slightly different internal unit layout and therefore

will not fit exactly on the existing townhome lots, but generally speaking the final plat and site plan identify the same general build-out of the property to allow for harmonious completion of the development.

ACCESS AND PARKING:

The site is accessible from SE Olson Drive on the south side of the project, SE Waco Place on the east, and SE Brick Drive from the west. These access points were predetermined as part of the original plan for the development and Hubbell is not proposing any additional access points into the property.

Under the current ordinance provisions, the applicant would need to provide 2 parking spaces per unit and 1 space per 5 units for visitor parking for a total required parking space count of 150 stalls. The proposed buildings, consistent with the existing units, provide for 2 garage spaces within each unit along with 2 surface parking stalls on the driveways. Additionally, there are 15 “on-street” parking stalls provided along SE Williams Court within the project area for general parking within the community. Total parking provided within the project area includes 287 stalls.

SIDEWALKS/TRAILS:

As part of the site improvements, the applicant is required to install the public sidewalk along both SE Brick Drive and SE Olson Drive. Private sidewalks are provided around the perimeter of the buildings for access from the driveways and private parking areas to the front of the units which face the public street (perimeter buildings) or pond (internal buildings). Six pedestrian connections are proposed between the internal sidewalk system of the townhomes and the public sidewalks along SE Olson Drive and SE Brick Drive. Additionally, a direct sidewalk connection is proposed in the northwest corner of the project from the private sidewalk system to the public trail extending between the Williams Point Townhomes community and the Waukee Family Townhomes.

UTILITIES:

All utility services and mains have already been installed to facilitate the development of the proposed 68 townhome units.

OPEN SPACE, LANDSCAPING, AND PARKLAND DEDICATION:

The applicant is proposing to keep approximately 47% open space within the project area which exceeds the open space requirement of 20%.

Thirty-four trees exist along the west property boundary adjacent to SE Brick Drive, however the applicant is proposing to install 110 new trees in order to meet the overall site requirement of 144 trees. The applicant is also proposing to install 330 shrubs to meet the general site requirements and also address the screening of mechanical units requirement.

Parkland dedication related to the overall Williams Pointe Townhomes community was dedicated by Regency Homes and is part of the present Ridge Pointe Park. No additional parkland dedication is required as part of this project as there is no increase in number of units proposed.

ELEVATIONS:

Elevations have been provided for your review. The elevations are proposed to be comprised of similar residential style siding with stone accents consistent with the existing units in the community.

July 5, 2013

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

Ben Landhauser
City Planner