



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser, Senior Planner

RE: Brookside Townhomes Plat 1 – Final Plat & Site Plan

DATE: July 22, 2014

GENERAL INFORMATION:

Applicant: Caliber Iowa, LLC

Requested Action Approval of a Final Plat and Site Plan related to the development of 21 detached townhomes.

Location and Size: Property is generally located south of NE Fox Run Trail on the east side of NE Dartmoor Drive containing a total of 6.27 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	PD (R-4)
North	Fox Creek Estates Plat 3	Neighborhood Residential	R-4
South	Brookside Plat 1 (in review)	Neighborhood Residential	R-2
East	Prairie Crossing Plats 2 & 4	Neighborhood Residential	R-2
West	Brookside Plat 1 (in review)	Neighborhood Residential	R-2

BACKGROUND:

The subject property lies south of Fox Creek Estates and north of Point of Grace Church. The final plat and site plan relate to the proposed development of 21 single family detached townhomes. The preliminary plat related to the overall Brookside development is being considered just prior to consideration of the final plat and site plan. The Commission recommended approval of the rezoning related to this project on June 10, 2014.



ABOVE LEFT: AERIAL OF PROPERTY (RED DASHED LINE) IDENTIFYING THE AREA (IN ORANGE) RELATED TO THE PROPOSED DETACHED TOWNHOMES.

**PROJECT DESCRIPTION:
LOTS**

The proposed lots range in size from 3,618 square feet up to 4,739 square feet. The minimum lot size required per the Planned Development for the property is 3,500 square feet. All lots are shown with a minimum width of at least 50.25 feet.

Outlot Y is the proposed location of the applicant’s parkland dedication for the overall Brookside subdivision. The parkland size is approximately 0.96 acres meeting the requirements for the townhome lots (0.28 acres) and the 38 single family lots (0.68 acres) comprising the Brookside development.

Outlot Z is the lot defining all of the common association improvements including the private street (NE Brookside Circle), driveways, and detention facility in the southern portion of the property.

STREETS AND TRAIL

As part of the public improvements associated with the single family lot development, the applicant will be installing the 3.5 foot curb and gutter section along the east side of NE Dartmoor Drive adjacent to this project as well as the approach into the property.

NE Brookside Circle is proposed as a 25 foot wide private street with a rolled curb.

A 10 foot trail will be constructed on the east side of NE Dartmoor Drive which will connect to an existing trail on NE Dartmoor Drive in the Fox Creek Estates Development which provides access to the planned Grant Ragan Elementary School and the park ground adjacent to the school.

Five foot sidewalks are proposed on the back side of NE Brookside Circle.

UTILITIES

All utilities extended from NE Dartmoor Drive necessary for the construction of the 21 lots will be extended as private utilities generally along NE Brookside Circle. The storm water discharge from the detention facility will tie into the storm sewer along NE Dartmoor Drive and be routed to the detention facility in Fox Creek Estates, just south of the future NE Douglas Parkway alignment.

Some drainage accommodation is being made for the proposed parkland dedication with the installation of an intake and routing of storm water to the detention basin in Outlot Z.

PARKLAND:

As previously noted, Outlot Y is the proposed location for parkland dedication. Based upon the proposed number of single family lots and the detached townhome lots the applicant would be required to dedicate 0.96 acre. The applicant is dedicating 0.96 acres to the City for parkland. This property configuration ties-in with the 5.2 acres dedicated as part of Fox Creek Estates Plat 3 and the 4.94 acres dedicated as part of Prairie Crossing Plat 2.

Staff is currently working with a consultant on the preliminary master planning of this park based upon the dedicated properties that exist and this anticipated dedication.

LANDSCAPING & BUFFERING:

A 25 foot landscape buffer and associated plantings has been provided along NE Dartmoor Drive and on the north and south property boundaries of the townhome development in order to buffer between the differing uses.

The landscape plan identified the proposed configuration of the buffer plantings along with the required 2 trees per unit requirement specified by the Landscape and Open Space Ordinance.

PARKING:

As required of all townhome related projects, the applicant is required to provide for 2 parking stalls per unit and 1 visitor parking space per 5 units. The total required parking stalls for the 21 lots is 46 spaces, while the applicant is providing a total of 59 spaces including 5 designated visitor stalls provided on NE Brookside Circle and a combination of 2 and 3 stall garages attached to each unit.

STAFF RECOMMENDATION

At this time staff feels comfortable with the proposal and would recommend Approval of the Final Plat and Site Plan for Brookside Townhomes Plat I.

CITY OF WAUKEE

Ben Landhauser
Senior Planner