



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Boulder Pointe Townhomes –Site Plan

**DATE:** September 9, 2014

**GENERAL INFORMATION:**

**Applicant:** Boulder Pointe, LLC

**Requested Action** Approval of a 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:**

This project was originally reviewed and recommended for approval by the Planning and Zoning Commission to the City Council on April 9, 2013. The City Council then reviewed and approved the site plan, along with the final plat, for Boulder Pointe Townhomes at their May 6, 2013 meeting. Since that time there has been some change in the ownership group that subsequently placed the project on hold. Due to the timing of the original approval of the site plan and a lack of activity related to the project, the site plan approval has expired (after 1 year). With this in mind, the developer is now in position to move forward with the project and would anticipate starting within the next several weeks. Staff completed a review of the site plan that was approved in 2013 to verify compliance with current codes and ordinances and only minor changes were necessary to comply with recent changes to our standard specifications.

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 received final consideration by City Council on April 15, 2013.



**ABOVE:** Aerial of Property (ORANGE) in relation to surrounding properties.

### **PROJECT DESCRIPTION:**

The site plan proposes 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 all staff comments have been addressed and staff would recommend approval of the Site Plan for Boulder Pointe.

**CITY OF WAUKEE**

Ben Landhauser  
Senior Planner