



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Somerset Oaks Plat 1 – Preliminary Plat, Final Plat, and Site Plan

DATE: July 28, 2015

GENERAL INFORMATION:

Applicant: Redwood Acquisition, LLC

Requested Action Preliminary Plat, Final Plat, & Site Plan Approval

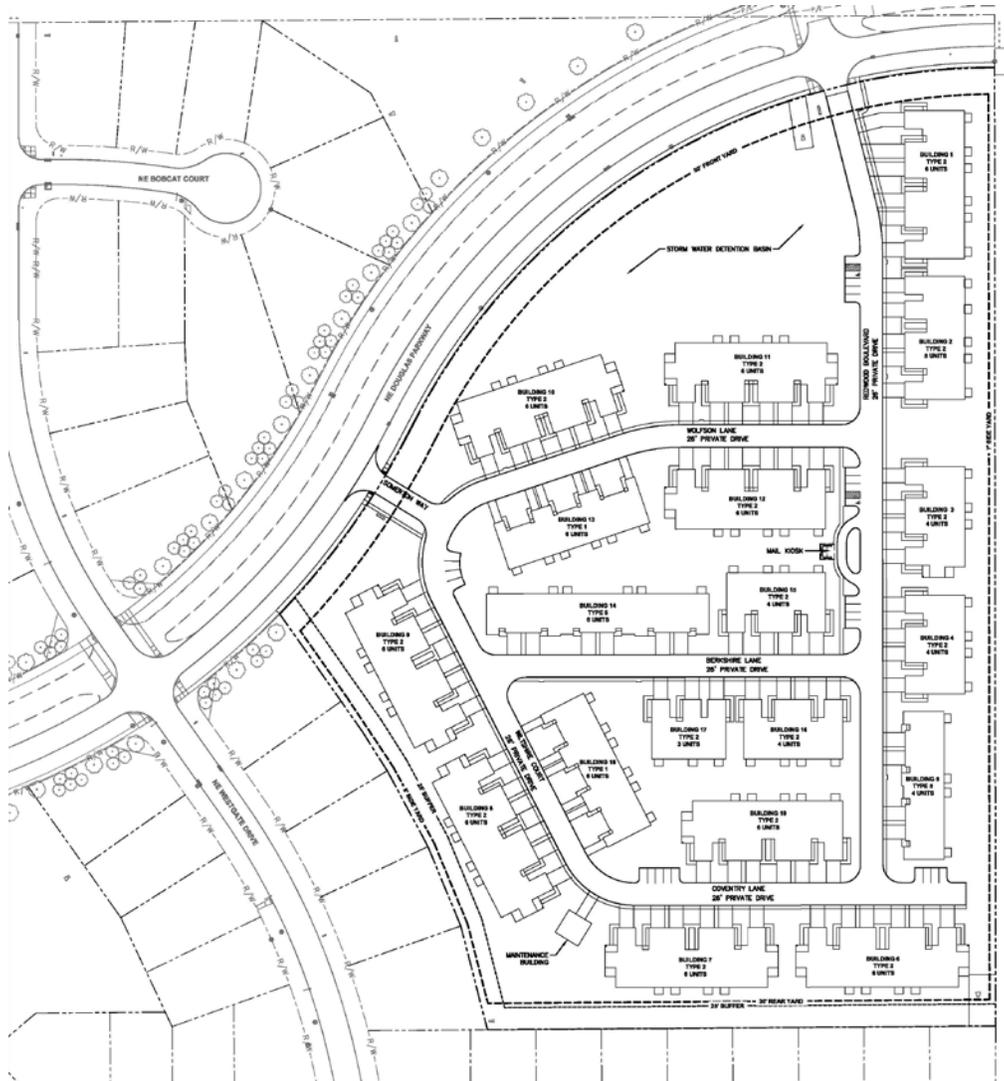
Location and Size: Property is generally located west of Alice’s Road, near the future intersection of NE Westgate Drive and NE Douglas Parkway containing a total of 4.99 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	R-4
North	Underdeveloped – City of Clive	N/A	N/A
South	Vacant – Undeveloped	Neighborhood Residential	R-2
East	Vacant – Agricultural	Neighborhood Residential	A-1
West	The Landing at Shadow Creek Plat 2 – Single Family	Neighborhood Residential	R-2

BACKGROUND:

The request for preliminary plat, final plat, and site plan approval is to develop single story townhomes located within the Landing at Shadow Creek development. The subject property was the subject of a rezoning in early 2015 in order to allow for the construction of townhomes.



ABOVE: Proposed layout of the development.

PROJECT DESCRIPTION:

This project involves the construction of 19 townhome buildings ranging in size from approximately 6,951 square feet to 14,508 square feet. A total of 100 units are proposed to be developed within the 19 buildings. All units will face the interior street network which will be private streets that will be owner and maintained by the applicant. In addition to the townhomes a maintenance building is proposed to be constructed on the property as well. The development will be owned and maintained by the applicant Redwood Acquisition, LLC and all units will be rental units. The project is proposed to be constructed in one phase.

The entire development will be located on one lot which is approximately 15.18 acres in area.

ACCESS AND PARKING:

Vehicular access to the site will be provided off of NE Douglas Parkway on the east and west sides of the development. The east access will be a permanent full access point. The access on the west side will be a temporary full access point until such a time that NE Douglas Parkway is widened. When further improvements are made to NE Douglas Parkway the west access will become a right-in right-out access.

The applicant is proposing to accommodate 2 parking stalls within the garages of the units and has provided enough depth on the individual driveways to facilitate 1 or 2 parking spaces for a total of 188 spaces specific to the townhome development. There are 25 off street parking stalls located throughout the development. The total amount of parking required is 220 spaces and the site plan identifies a total of 402 parking spaces.

As part of the construction of the project a 5 foot sidewalk on the south side of NE Douglas Parkway will be constructed. Sidewalks interior to the site will be 4 foot wide sidewalks.

UTILITIES:

All utilities located within this development will be privately owned and maintained. Utilities will connect to sewer and water mains that run along NE Douglas Parkway. One water service and one sanitary sewer service will be extended to each building. Storm water detention will be provided in a wet bottom retention pond on the north side of the site.

LANDSCAPING:

A 25 foot landscape buffer easement is being provided on the north, south, and west sides of the plat. The proposed buffering complies with the buffering requirements. The site plan also includes a detail identifying how ground mounted mechanical units are to be screened.

ELEVATIONS:

Ten building types are proposed to be constructed as part of this project. The various plans are all fairly consistent with each other on all side of the building. Each building features gables on the front, stone, shake siding, and vinyl lap siding. Additional changes in the roof line are provided to break up long expanses on the rear of each building. One and two car garages also provide additional elements to the buildings.

STAFF RECOMMENDATION

At this time Staff is comfortable with the preliminary plat/site plan and final plat and would recommend approval of the preliminary plat/site plan and final plat subject to remaining staff comments and review of all legal documents by the City Attorney.

CITY OF WAUKEE

Andy Kass
Senior Planner