



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Cove at Kettlestone Apartments – Site Plan

DATE: February 9, 2016

GENERAL INFORMATION:

Applicant: Bricktowne Waukeee, LLC

Requested Action Site Plan Approval

Location and Size: Property is generally located south of SE University Avenue and west of SE Waco Place containing 9.22 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Waukeee Futures Corridor	PD/C-1
North	Multi-Family Residential/Single Family Residential/Commercial	Neighborhood Residential	C-1A/R-3/C-4/R-5
South	Vacant - Undeveloped	Waukeee Futures Corridor	A-1
East	Vacant – City of West Des Moines	N/A	N/A
West	Vacant - Undeveloped	Waukeee Futures Corridor	A-1

BACKGROUND:

The subject property is located south of SE University Avenue and west of SE Waco Place and is approximately 9.22 acres in area. This property was the subject of a rezoning in early 2015 that rezoned the property from C-1 (Community and Highway Service Commercial District) to PD/C-1 (Planned Development/Community and Highway Service Commercial District). The preliminary and final plats for this development were approved in the fall of 2015.



ABOVE: Aerial photo of proposed site plan outlined in **RED** in relation to the surrounding properties

PROJECT DESCRIPTION:

The site plan includes a total of three apartment buildings. All of the apartment buildings are three story and contain a total of 72 apartment units each (49 one bedroom and 23 two bedroom units per building). The site also includes a total of 31 garage units located on the west side of the site. One garage building will include 13 garage units and the other garage building will include 18 garage units. A clubhouse/maintenance building is proposed on the northwest portion of the site along with a fenced-in pool area immediately behind the clubhouse.

ACCESS AND PARKING:

Access to the site will be provided in two locations, one access will be located on the north side of the site off of SE Bishop Drive and the other access will be located on the east side of the site off of SE Waco Place/98th Street.

A total of 384 parking spaces are required for this facility. The total amount of parking proposed is 384 spaces. This includes a total of 31 garage spaces and 14 handicap accessible stalls. Traffic throughout the parking lot will be two-way traffic.

SIDEWALKS/TRAILS:

A five foot wide sidewalk will be installed on the north side of the site along SE Bishop Drive. A ten foot wide trail will be installed along the east side of the site along SE Waco Place/98th Street. Sidewalk connections are being provided from the apartment buildings to the trail along SE Waco Place. Another sidewalk connection is provided from the apartment building on the north to the sidewalk located along SE Bishop Drive.

UTILITIES:

All buildings are serviced with public utilities.

Storm water detention for the proposed development will be provided in a detention basin located at the northeast side of the site. This detention basin is proposed to be a dry bottom detention basin and will be seeded.

OPEN SPACE AND LANDSCAPING:

A minimum of 15% of the project area is required to be open space. The total project area is 9.22 acres and the proposed amount of open space is 40% of the project area. Street trees are proposed along both SE Bishop Drive and SE Waco Place/98th Street as part of the landscaping requirements for this site.

ELEVATIONS:

Elevations have been provided for your review. The elevations of all buildings are proposed as being composed of primarily brick. Material samples will be available at the meeting for your reference.

MISCELLANEOUS:

Two trash enclosures are proposed located in the center of the parking lot. A detail has been provided within the site plan and complies with the Site Plan Ordinance.

A lighting plan has been submitted and the proposed lighting is in compliance with the Site Plan Ordinance.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Site Plan for the Cove at Kettlestone Apartments subject to remaining staff comments.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II