



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Legacy Pointe at Waukeee Plat 7 – Preliminary Plat, Final Plat, and Site Plan

DATE: April 12, 2016

GENERAL INFORMATION:

Applicant: Urban Family Investments, LLC

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

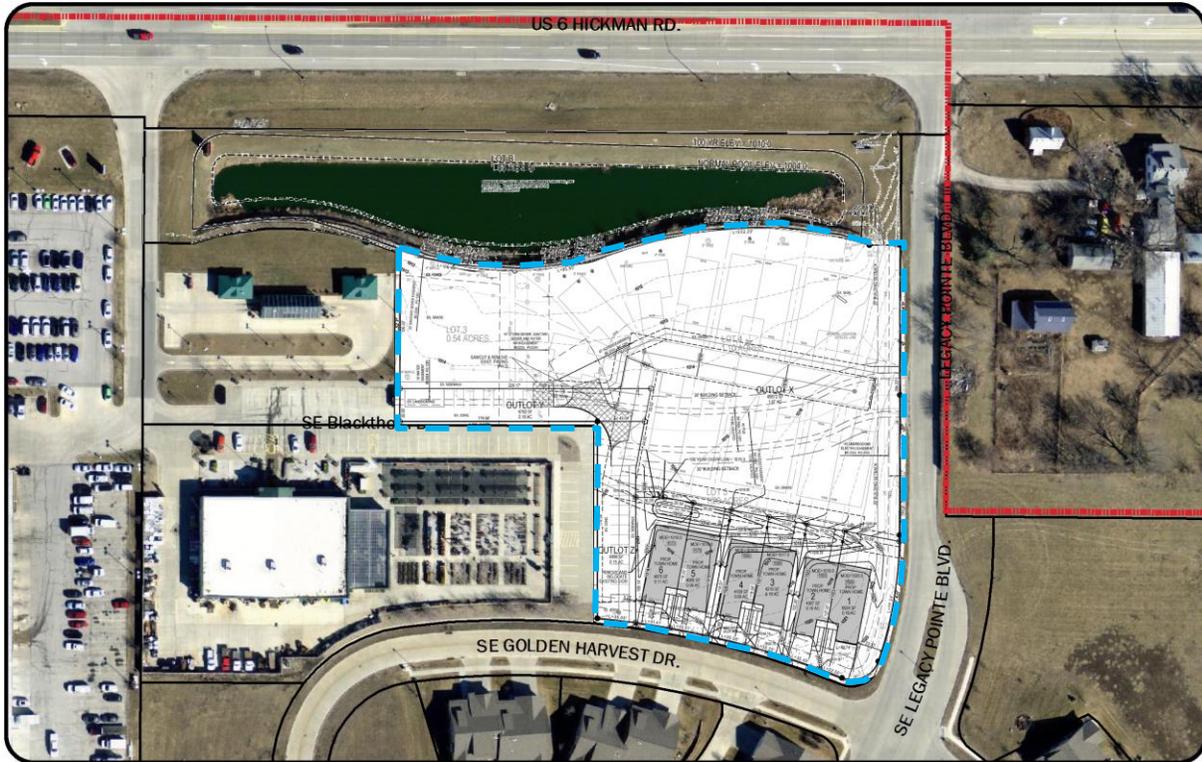
Location and Size: Property is generally located at the southwest corner of Hickman Road and SE Legacy Pointe Blvd containing 2.93 acres more or less.

LAND USES AND ZONING:

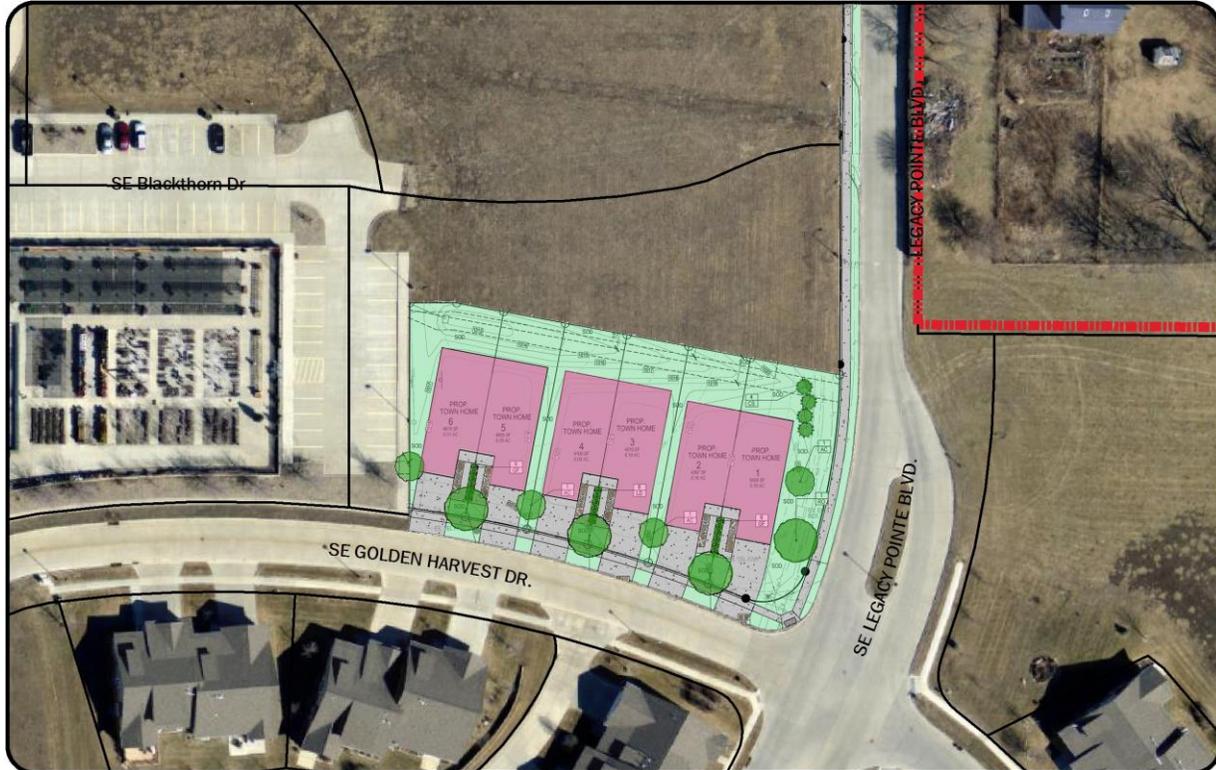
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	C-1A (PD)
North	City of Clive	N/A	N/A
South	Townhomes	Neighborhood Residential	R-3 (PD)
East	City of Clive	N/A	N/A
West	Earl May/Carwash	Neighborhood Residential	C-1A (PD)

BACKGROUND:

The applicant is requesting approval of a preliminary plat, final plat, and site plan in order to develop a total of six townhome units at this time, located along SE Golden Harvest Dr, on the southeast corner of the plat. The subject property was recently rezoned to allow for an amendment to the Planned Development document to add the additional use of townhomes for the property.



ABOVE: Aerial of proposed plat outlined in **BLUE** in relation to surrounding properties.



ABOVE: Aerial of proposed site plan for the townhomes.

PROJECT DESCRIPTION:

The project involves the construction of six townhome units fronting SE Golden Harvest Drive that are each proposed to be approximately 1,400 square feet on the main floor and will include basements as well. They are proposed to be constructed by Evergreen Homes.

ACCESS AND PARKING:

Each townhome unit will have a driveway access off of SE Golden Harvest Drive. The required amount of parking is 14 parking stalls or 2 stalls per unit plus one additional visitor stall for every 4 units. The site plan indicates 25 parking stalls total.

A 5 foot wide sidewalk along both SE Golden Harvest Dr and SE Legacy Pointe Blvd will be constructed as part of this project. A pedestrian ramp will be constructed at the northwest corner of SE Legacy Pointe Blvd and SE Golden Harvest Dr.

UTILITIES:

Sanitary sewer will be provided to the site through a private sanitary sewer easement. Water will be provided from a 12 inch main located on the north side of SE Golden Harvest Dr. Storm water will be managed with a swale located in the rear yards of the townhome units, just north of the six proposed units. Sump pump drain lines from the townhome units are proposed to drain directly into the proposed swale.

LANDSCAPING:

The applicant has provided a total of 12 trees for the proposed townhome site as well as several shrubs to be planted in the front yards of the townhome units.

ELEVATIONS:

The proposed townhome buildings will be constructed with LP Siding in a tan color and will be accented with a manufactured stone on the front elevations of the buildings. The elevations are consistent in design with the existing townhome properties in the area surrounding this site.

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

Melissa DeBoer, AICP
Planner II