



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Alice Patricia Homes – Preliminary Plat, Final Plat, and Site Plan

DATE: April 26, 2016

GENERAL INFORMATION:

Applicant:

Silver Oak, Inc.

Requested Action

Preliminary Plat, Final Plat, & Site Plan Approval

Location and Size:

Property is generally located west of Alice's Road, south of the Alice's Road/NE Douglas Parkway intersection containing approximately 21.81 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-3
North	Undeveloped	Neighborhood Residential	R-4 / R-2
South	MidAmerican Energy Substation	Neighborhood Residential	C-1
East	Single-Family Residential	Neighborhood Residential	A-1 / City of Clive
West	Vacant – Undeveloped	Neighborhood Residential	R-3

BACKGROUND:

The applicant is requesting approval of a preliminary plat, final plat, and site plan in order to develop a multi-family apartment complex consisting of 12 buildings, each containing 24 apartment units for a total of 288 units. The subject property was recently rezoned in 2015 from C-4 (Office Park Commercial) to R-3 (Rental Multi-Family Residential).



ABOVE: Aerial of subject property in relation to the surrounding area.

PROJECT DESCRIPTION:

The project involves the construction of 12 apartment buildings with a total of 288 units for the entire site. Each apartment building will consist of 24 units. Each building is just over 10,000 square feet in size. Each building has 12 – two bedroom units at 990 square feet and 12 – three bedroom units at 1,225 square feet. The project also consists of a clubhouse building and pool as well as several garage buildings located throughout the site, for a total of 288 garage stalls.

ACCESS AND PARKING:

Three access points to the site are proposed. One located off of NE Alice’s Road, one on the south side of the site off of NE Boston Parkway, and one on the north side of the site off of NE Dellwood Drive. There is a main access drive running from north to south through the entire site from NE Dellwood Drive to NE Boston Parkway. The access drive off of Alice’s Road cuts immediately through the center of the site. The required amount of parking for this development is 634 parking stalls or 2 stalls per unit plus one additional visitor stall for every 5 units. The site plan indicates 745 parking spaces total, 288 spaces are garages and the other 457 spaces are surface parking stalls.

A 5 foot wide sidewalk along the south side of NE Dellwood Drive will be constructed as part of phase I of this project. A future 10’ wide shared use path is proposed on these plans on the north side of NE Boston Parkway. A 10’ wide trail will be installed along Alice’s Road in the future. There is also a network of sidewalks provided throughout the entire site to allow for pedestrian movement from building to building throughout the complex.

UTILITIES:

Sanitary sewer will be extended to the site from NE Dellwood Drive. Water will be provided to the site by extending the 12" water main from the south side of the property located just south of the site, all the way to the north plat boundary along Alice's Road. Storm water will be managed with several detention ponds located throughout the site. The detention ponds located on the north half of the site will outlet to the north and the detention ponds located on the south half of the site will outlet to the south within the storm sewer easement on MidAmerican's property.

LANDSCAPING:

A 25 foot landscape buffer easement is being provided along Alice's Road. The proposed site plan provides for the required landscaping as well as required open space. The site plan also includes a detail identifying how ground mounted mechanical units are to be screened.

ELEVATIONS:

The proposed apartment buildings will be constructed with vinyl siding, cultured stone, and asphalt shingles. The applicant has proposed six different color schemes for the elevations of the buildings. The colors proposed are variations of beiges, grays, and blues.

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

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