



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Village at Shadow Creek Plat 1 – Preliminary Plat, Final Plat, & Site Plan

DATE: September 13, 2016

GENERAL INFORMATION:

Applicant: Greenland Homes

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

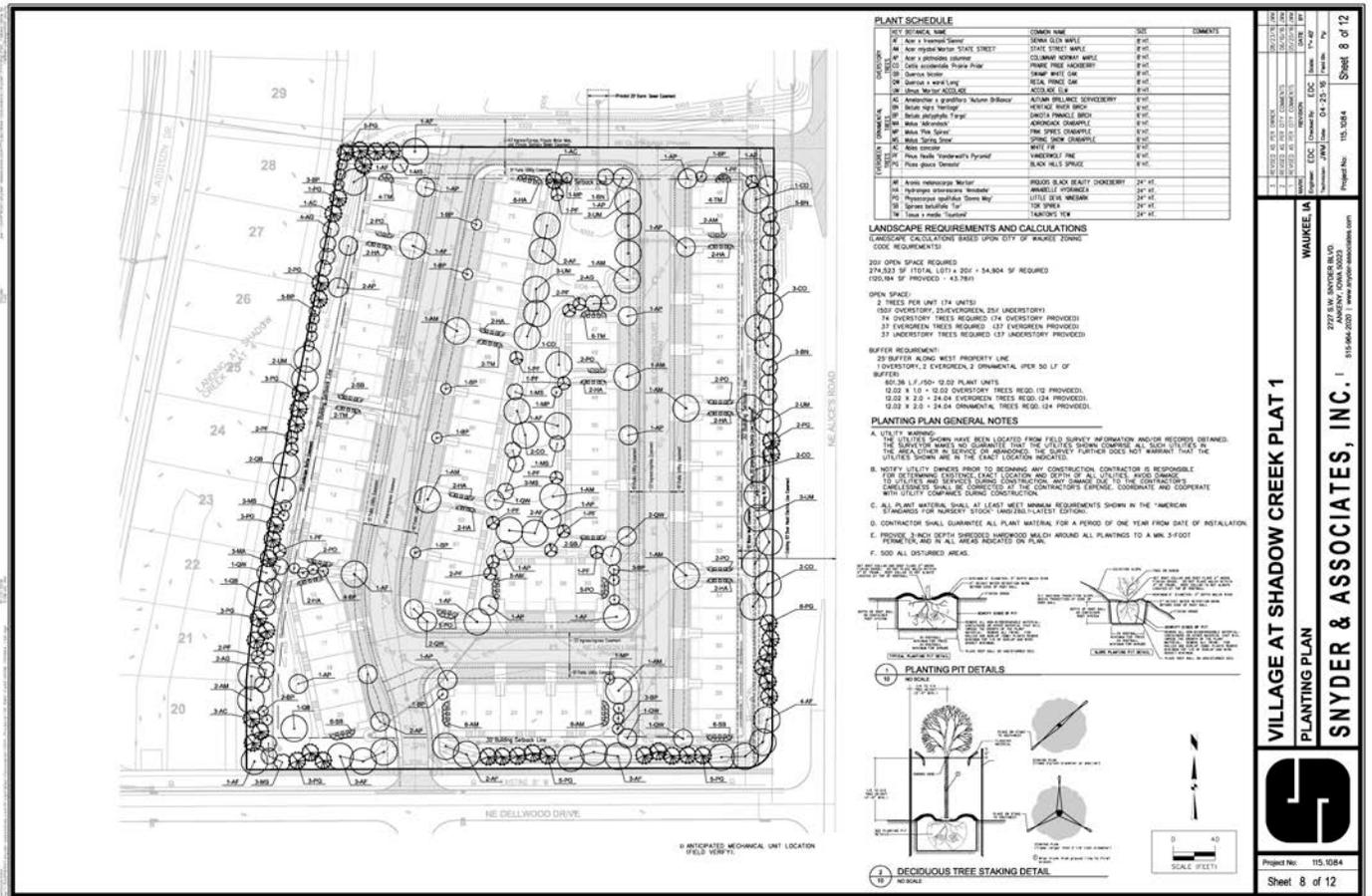
Location and Size: Property is generally located west of Alice’s Road, south of the Alice’s Road/NE Douglas Parkway intersection containing approximately 6.30 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-4
North	Undeveloped	Neighborhood Residential	C-1
South	Alice Patricia Homes	Neighborhood Residential	R-3
East	Single-Family Residential	Neighborhood Residential	City of Clive
West	Landing at Shadow Creek Plat 4	Neighborhood Residential	R-2

BACKGROUND:

The applicant is requesting approval of a preliminary plat, final plat, and site plan in order to develop a townhome community consisting of 74 total units. The subject property is located within the Landing at Shadow Creek Plat 4 development which was rezoned in 2015 from A-1 to R-4.



ABOVE: Site Plan for the proposed townhomes development.

PROJECT DESCRIPTION:

The project involves the construction of 15 buildings with a total of 74 units for the entire site. The number of units in each building will vary between 2 and 6 units. Interior units will be 1,248 square feet and end units will be 1,352 square feet. Concrete patios will be provided on most of the units. The units are intended to be rentals.

ACCESS AND PARKING:

Two access points are indicated on the site plan. One access point will be off of NE Alice's Road for which a deceleration/turn lane will be required to be constructed. An access on the south side from NE Dellwood Drive will also be constructed. All streets interior to the site will be privately owned and maintained.

A 5 foot wide sidewalk will be provided on one side of the private street network.

UTILITIES:

Sanitary sewer will be provided from the stub that was installed as part of the Landing at Shadow Creek Plat 4 improvements in the northwest corner of the site. Sewage will flow to the Little Walnut Creek Lift Station. Watermain will be looped through the site from NE Dellwood Drive and connect to the 12-inch water main located along NE Alice's Road. Storm water detention will be provided in a dry bottom detention basin located in the center on the site. This will discharge to an existing drainage channel north of the site. Once the property to the north develops the discharge will be accommodated in the detention for that site. All utilities interior to the site will be privately owned and maintained.

LANDSCAPING:

A 25 foot landscape buffer easement is being provided along the west plat boundary to provide screening from the adjacent single family. The proposed site plan provides for the required landscaping as well as required open space. The required open space is 20% and the applicant is providing 43% open space.

ELEVATIONS:

The exterior elevations of the townhomes will feature vinyl siding, stone and/or brick, and composite shingles. Each building will be a two story building and each unit will have a two car garage. Colored elevations and material samples will be available at the meeting.

MISCELLANEOUS

Parkland dedication will be satisfied with the parkland being dedicated by the Landing at Shadow Creek Plat 4.

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, AICP
Senior Planner