

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Converge NW Plat 1 – Preliminary Plat,  
Final Plat, & Site Plan

**PREPARED BY:** Andy Kass, AICP, Community  
Development Director

**REPORT DATE:** January 7, 2022

**MEETING DATE:** January 11, 2022

### GENERAL INFORMATION

**Applicant:**

Hubbell Development Services

**Owner:**

Waukee Crossing, LLC

**Owner's Representative:**

Ryan Hardisty, P.E. – Civil Design Advantage

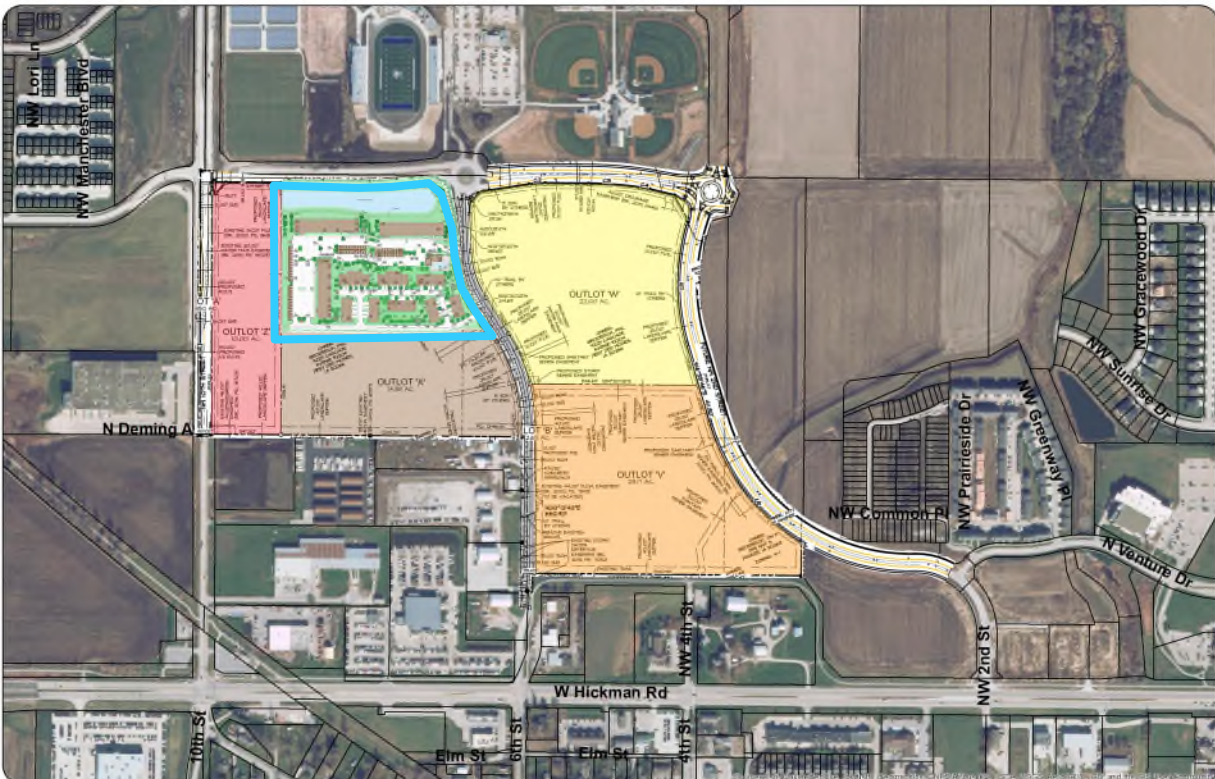
**Request:**

The applicant is requesting approval of a preliminary plat, final plat, and site plan for a multi-family residential development.

**Location and Size:**

Property is generally located south of NW Sunrise Drive and east of NW 10<sup>th</sup> Street, containing approximately 15-acres.

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Single Family Residential & Medium Density Residential	R-3 (Multi-Family Residential District)
North	Waukee Northwest High School	Institutional	A-1 (Agricultural District)
South	Industrial	Single Family Residential & Medium Density Residential	R-3 (Multi-Family Residential District)
East	Vacant – Undeveloped & Townhomes	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District)
West	Vacant	Single Family Residential & Medium Density Residential	C-1 (Community and Highway Service Commercial District)

**HISTORY**

The subject property is located south of Waukee Northwest High School and east of NW 10<sup>th</sup> Street. The property is approximately 15-acres in area and was the subject of a rezoning in summer 2021. The lot was originally platted as Outlot Y of Waukee Crossing Plat 2.

**PROJECT DESCRIPTION**

The project involves the construction of three (3) apartment buildings, eight (8) townhome buildings, and one (1) clubhouse. The apartment buildings are proposed to be three stories in height and will contain 60 units per building. Apartment unit square footages will range from 673 square feet to 1,383 square feet. Four (4) separate garage buildings are shown on the site plan that will be available to the apartment residents. The townhome buildings will be a mix of single and two-story units and will have three (3) to five (5) units per building. Square footages of the units will range from 1,634 square feet to 2,028 square feet. All townhome units will feature a two-car garage. All apartment and townhome units are intended to be rental units. The clubhouse shown on the site plan is 3,154 square feet in area and will feature a communal space and a pool for the use by the complex residents. All proposed buildings comply with the bulk regulations of the R-3 zoning district. Trash service for the apartments will be provided by two separate trash enclosures located on the site. Trash service to the townhome units will be provided by individual receptacles for each unit.

**Table 1: Bulk Regulations for the R-3 District**

Category	R-3 (minimum)
<b>Front Yard Setback</b>	30 feet (perimeter)
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	10 feet
<b>Maximum Density</b>	4 units/acre

**ACCESS AND PARKING**

Access to the property is provided from NW 6<sup>th</sup> Street. The developer of Waukee Crossing Plat 2 is in the process of installing the plat improvements for Waukee Crossing Plat 2 which will include the extension of NW 6<sup>th</sup> Street. NW Converge Circle will provide access to the townhome units. All streets and access drives internal to the site will be privately owned and maintained.

Sidewalks will be provided throughout the site. In addition, sidewalks will be installed along NW Sunrise Drive and NW 6<sup>th</sup> Street.

A total of 324 parking spaces are required for the apartment units and the site plan identifies 324 parking spaces. For the townhome units 73 parking spaces are required and the site plan identifies a total of 73 parking spaces.

### **UTILITIES**

The developer of Waukee Crossing Plat 2 is in the process of installing the plat improvements for Waukee Crossing Plat 2 which will include the extension sanitary sewer, water main, and storm sewer throughout the plat. Connections to the plat utilities will be made and extended throughout the site. The applicant will make a short extension of public sanitary sewer to serve the commercial property to the west. Stormwater management will be provided in a retention basin on the north side of the site.

### **LANDSCAPING & OPEN SPACE**

The R-3 zoning district requires 20% open space. The site plan shows that 49.2% open space is being provided on the site. Landscape buffers are required on the east and north sides of the site.

### **PARKLAND DEDICATION**

A total of 2.3-acres of parkland dedication is required. The applicant has proposed to satisfy this requirement with a fee in lieu of land dedication.

### **ELEVATIONS**

Elevations of the available units and clubhouse have been provided by the applicant. Proposed materials include hardboard siding, vinyl siding, asphalt shingles, and brick or stone.

### **LOTS**

One lot is shown on the preliminary plat and final plat. Lot 1 is 15.00-acres in area. Lot 1 complies with all requirements of the R-3 zoning district.

### **STAFF RECOMMENDATION**

The site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat, and site plan subject to remaining staff comments and review of the legal documents.