



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Cove at Kettlestone Townhomes – Site Plan

DATE: February 9, 2016

GENERAL INFORMATION:

Applicant: Rock Equity Holdings, 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 9.99 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 within the development “The Cove at Kettlestone” which is located south of SE University Avenue and west of SE Waco Place. This townhome project is one of two initial phases of residential development within this development. The subject property is located within the Kettlestone development area. The subject property was rezoned in 2015 prior to the adoption of the Kettlestone Design Guidelines, therefore City staff worked with the applicant to incorporate elements from the draft design guidelines into the planned development document with respect to setbacks, architectural requirements, etc.



ABOVE: Aerial of Concept Plan identifying the proposed townhome development and surrounding properties.

PROJECT DESCRIPTION:

The applicant proposes to construct 17 row home buildings for a total of 137 units. 14 of the buildings will be single rowhome buildings and 3 of the building will be back-to-back buildings. The buildings will range in number of units from 5 to 14 units. The units will range in size from 1,152 square feet to 1,467 square feet.

Units along SE Bishop Drive and along the pond located in the middle of the development will be rear loaded. Sidewalks from the units along SE Bishop Drive have been extended to the public sidewalk on SE Bishop Drive. A sidewalk network has also been provided around the pond.

ACCESS AND PARKING

Access to the site will be provided via two access points off of SE Bishop Drive which is a public street currently under construction. The interior street network will be privately owned and maintained. The applicant has provided the required 33 visitor parking spaces.

A five foot sidewalk has been provided on one side of the private streets to allow for pedestrian circulation. This is similar to other townhome developments with private streets.

UTILITIES

Water and sanitary sewer service will be extended throughout the development from SE Bishop Drive. All utilities will be privately owned and maintained.

Storm water detention will be provided for in three onsite detention basins. All basins will be dry bottom ponds. The pond in the middle of the site and the east pond will discharge to the north into the SE University Avenue storm sewer system. The west pond will outlet into a swale along the railroad tracks which will direct water westward into the SE University Avenue storm sewer system.

LANDSCAPING & OPEN SPACE

The proposed open space landscaping complies with the landscaping requirements within the planned development document and the Landscaping and Open Space Ordinance. The minimum required open space is 15% and the applicant is providing 42% open space. In addition to the site landscaping the applicant will also install street trees along SE Bishop Drive.

ELEVATIONS

Proposed building elevations for the units have been included for review by the commission. Staff has worked with the applicant to incorporate design elements into the proposed buildings from the Kettlestone Design Guidelines. Staff feels that the proposed elevations meet the intent of the Kettlestone Design Guidelines. Material samples will be available at the Planning & Zoning Commission meeting.

STAFF RECOMMENDATION

At this time Staff is comfortable with the site plan and final plat and would recommend approval of the site plan subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner