



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Yarco Development – Preliminary Plat, Final Plat, and Site Plan

DATE: November 8, 2016

GENERAL INFORMATION:

Applicant: The Yarco Companies

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

Location and Size: Property is generally located west of Alice’s Road, south of NE Dellwood Drive, north of NE Boston Parkway, and containing approximately 16.57 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	PD/R-3
North	Undeveloped	Neighborhood Residential	R-2
South	Prairie Crossing	Neighborhood Residential	R-2 / C-4
East	Alice Patricia Homes	Neighborhood Residential	R-3
West	The Landing at Shadow Creek	Neighborhood Residential	R-2

BACKGROUND:

The subject property was rezoned earlier this year to place a planned development overlay on the property. The Planning & Zoning Commission recommended approval of the planned development overlay and the City Council approved it. The purpose of the overlay is to allow for townhomes to be constructed on the property, to reduce the required amount of parking, and to allow for apartment buildings on the property to have up to 50 units per building.

The applicant is requesting approval of a preliminary plat, final plat, and site plan in order to develop a multi-family apartment complex and townhome units. The development is intended for senior housing and will be a market rate development.



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

PROJECT DESCRIPTION:

The project involves the construction of three, 3-story apartment buildings with a total of 150 units for the entire site. Each apartment building will consist of 50 units. Each building is 21,465 square feet in size. The site plan also identifies ten townhomes buildings with a total of 49 units. Each townhome unit is indicated as being 1,322 square feet on the first floor. The project also consists of a clubhouse building and pool as well as four garage buildings for the apartments located throughout the site.

ACCESS AND PARKING:

Access to public streets will be provided on the north side from NE Dellwood Drive and on the south side from NE Boston Parkway. All streets interior to the site will be privately owned and maintained by an association. NE Shuler Lane will be the main thoroughfare through the site. Appropriate ingress/egress easements for circulation through the site have been provided for.

A 5 foot wide sidewalk along the south side of NE Dellwood Drive will be constructed as part of the site improvements and a 10 foot wide trail on the north side of NE Boston Parkway will be extended as part of the improvements. Sidewalks throughout the site will be provided and will connect to the public sidewalks.

A total of 235 parking spaces are required and the site plan indicates a total of 243 spaces being provided. Included in this count are 72 garage parking spaces provided in the four garages indicated on the site plan. As part of the planned development the required amount of parking spaces for a multi-family development were reduced from 2 spaces per unit to 1.5 spaces per unit. Since this development is proposed to be a senior

housing development the amount of parking required is less than a typical multi-family development would require.

UTILITIES:

Sanitary sewer will be extended to the site from NE Dellwood Drive. Water will be provided by the existing main that was stubbed into the property off of NE Dellwood Drive. Storm water detention will be provided by two ponds on the north side that will outlet into storm sewer along NE Dellwood Drive. Storm water detention will also be provided in two ponds on the south side that will outlet into storm sewer along NE Boston Parkway. All ponds will be wet bottom ponds – meaning that there will always be water stored in them. The ponds will be owned and maintained by the owners association.

LANDSCAPING:

Landscape buffers are indicated on the north, west, and south sides of the development to provide screening from adjacent single family residential uses. Additional landscaping requirements have been met. The required amount of open space is 20% and the site plan indicates a total of 47% open space being provided.

ELEVATIONS:

The proposed apartment buildings will be constructed with stucco, brick, and stone. The townhomes are indicated as being constructed of shake siding, asphalt shingles, stucco, and stone. The applicant has proposed three different color schemes for the townhomes as no more than 4 buildings can look the same. Elevations of the clubhouse, trash, enclosure, and garages have also been included for review.

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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