



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Legacy Pointe at Waukeee Plat 9 – Preliminary Plat, Final Plat, and Site Plan

DATE: March 14, 2017

GENERAL INFORMATION:

Applicant: Urban Family Investments, LLC

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

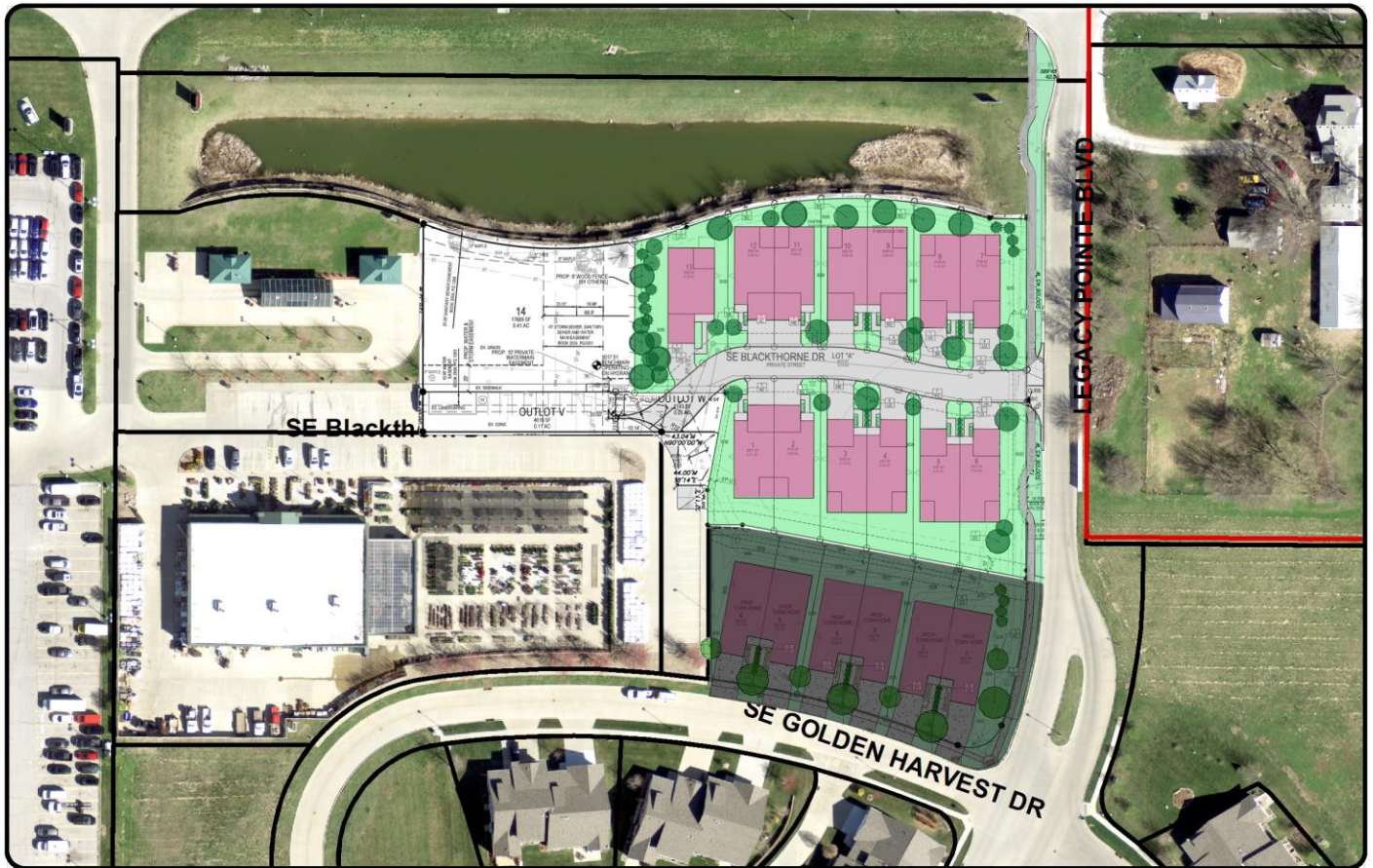
Location and Size: Property is generally located at the southwest corner of Hickman Road and SE Legacy Pointe Blvd containing 2.13 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	C-1A (PD)
North	City of Clive	N/A	N/A
South	Townhomes	Neighborhood Residential	C-1A (PD) / R-3 (PD)
East	City of Clive	N/A	N/A
West	Earl May/Carwash	Neighborhood Residential	C-1A (PD)

BACKGROUND:

The applicant is requesting approval of a preliminary plat, final plat, and site plan in order to develop a total of 13 townhome units (7 buildings), located west of SE Legacy Pointe Boulevard and south of Hickman Road. The applicant proposes to build more townhome buildings in conjunction with the six townhome units along SE Golden Harvest Drive that were approved last year and are currently under construction.



ABOVE: Aerial of proposed site plan.

PROJECT DESCRIPTION:

The project involves the construction of thirteen townhome units just north of the six townhome units that were recently approved along SE Golden Harvest Drive within Legacy Pointe at Waukee Plat 7. Units 1-12 are proposed to be approximately 1,900 square feet and Unit 13 will be a detached unit measuring approximately 2,200 square feet. All of the units will include basements. These townhome units are proposed to be constructed by Evergreen Homes, just like the six units to the south.

ACCESS AND PARKING:

The existing shared drive located to the west, known as SE Blackthorne Drive, is proposed to extend through this site to SE Legacy Pointe Boulevard. Each townhome unit will front SE Blackthorne Drive and have a driveway access off of this private street. SE Blackthorne Drive is proposed to be 24 feet wide.

The required amount of parking is 32 parking stalls or 2 stalls per unit plus one additional visitor stall for every 4 units. The site plan indicates 39 parking stalls total.

A 5 foot wide sidewalk along SE Legacy Pointe Blvd will be constructed as part of this project. Pedestrian ramps will be constructed at the private drive along SE Legacy Pointe Blvd. This sidewalk will extend all the way to the north and end at Hickman Road with a pedestrian ramp. No sidewalks are proposed internal to the site.

UTILITIES:

Sanitary sewer will be provided to the site through a private sanitary sewer easement. Water will be provided from an 8 inch main located on the west side of SE Legacy Pointe Blvd. Storm water will be managed with the existing detention pond located immediately to the north.

LANDSCAPING:

The applicant has provided a total of 26 trees for the proposed townhome site as well as several shrubs to be planted in the front yards of the townhome units. The applicant has also provided a 25 foot landscape buffer along the west side of Lot 13. The landscape plan meets the intent of the landscape ordinance.

ELEVATIONS:

The proposed townhome buildings will be constructed with LP Siding in three different shades of tan and will be accented with a manufactured stone on the front elevations of the buildings. These elevations are consistent in design with the existing townhome properties in the area surrounding this site, including the six units just to the south.

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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Planner II