



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Bricktowne – Waukee Central – Site Plan

DATE: May 9, 2017

GENERAL INFORMATION:

Applicant: Harvester Land Holdings, L.C.

Requested Action Site Plan Approval

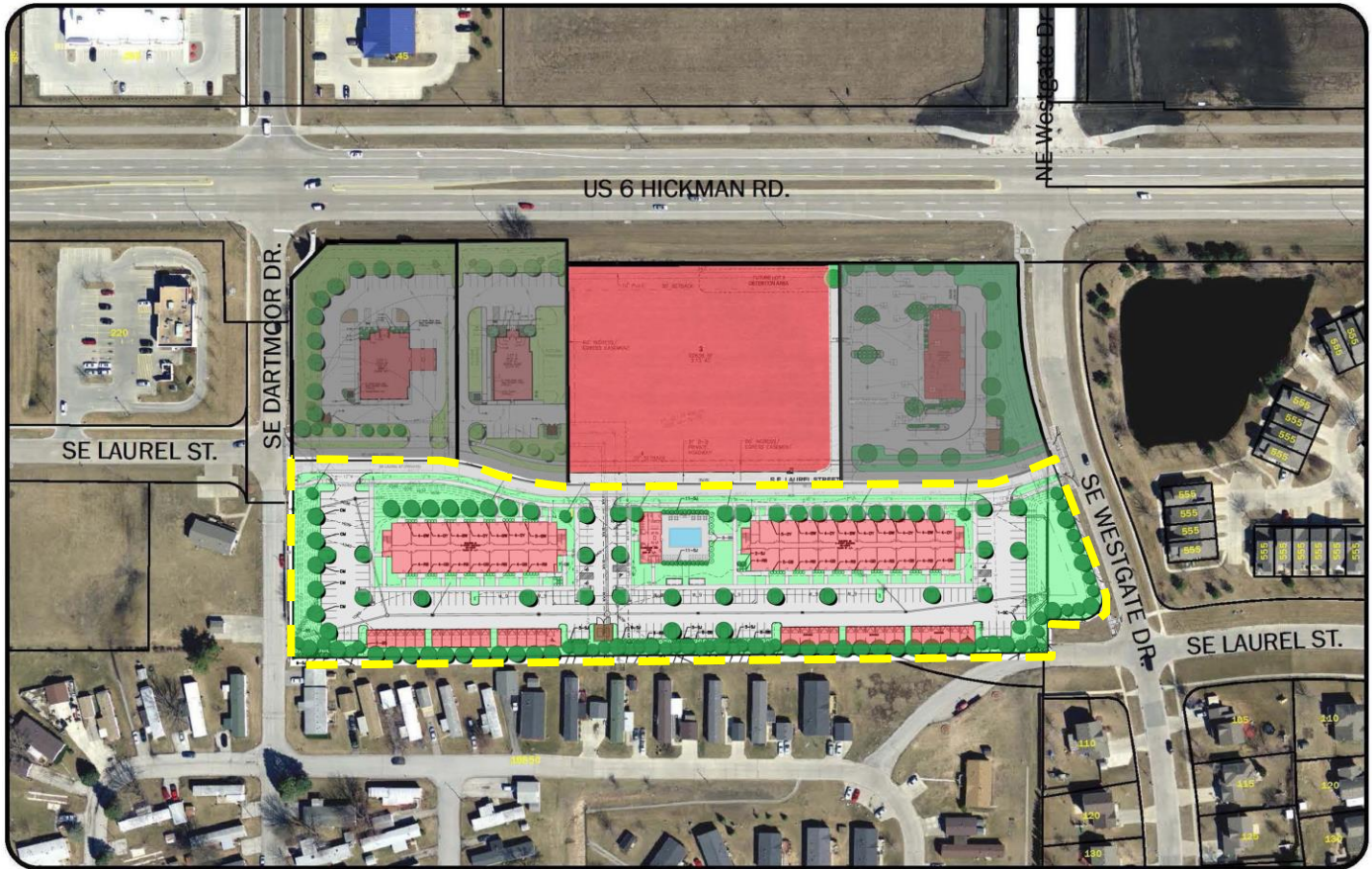
Location and Size: Property is generally located south of Hickman Road and west of SE Westgate Drive containing approximately 4.91 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD / R-3
North	Commercial – Central Bank, Dentist Office, and Burger King	Neighborhood Residential	C-1
South	Midwest Country Estates Mobile Home Park	Neighborhood Residential	R-6
East	Westgate Townhomes	Neighborhood Residential	R-4
West	Commercial – Dairy Queen	Neighborhood Residential	C-1

BACKGROUND:

The subject property is located south of Hickman Road, east of SE Dartmoor Drive and west of SE Westgate Drive, within the Waukee Central development. The subject property contains approximately 4.91 acres and was recently rezoned from C-1 Community and Highway Commercial to R-3 Multi-Family Residential with a Planned Development Overlay. The applicant, Harvester Land Holdings, L.C., is requesting approval of a site plan to allow for the development of an apartment complex containing a total of 108 multi-family units.



ABOVE: Aerial of the site plan (outlined in **YELLOW**) in relation to the surrounding properties.

PROJECT DESCRIPTION:

The site plan includes a total of two apartment buildings, both three stories. One building contains 48 units and the other 60 units for a total of 108 units. Of these 108 units, 98 are one bedroom units and 10 are two bedroom units. Other buildings on site include a clubhouse building with a pool located in the center of the site and six garage structures located on the south side of the site.

ACCESS AND PARKING:

Access to the site will be provided off of the private street (SE Laurel St) located to the north of the site, with three driveway locations.

A total of 189 parking spaces are required for this site. The total amount of parking proposed is 193 spaces. This includes a total of 36 garage spaces and 8 handicap accessible stalls. Traffic throughout the parking lot will be two-way traffic.

SIDEWALKS/TRAILS:

As a part of the improvements, a five foot wide sidewalk will be installed along SE Westgate Drive. A five foot wide sidewalk will also be installed along SE Laurel Street, located on the north side of this site.

Sidewalks are planned internal to the site, primarily around the buildings from the parking areas. The site plan does provide several pedestrian connections from the site to the sidewalk that will be constructed along the south side of SE Laurel Street.

UTILITIES:

All buildings will be serviced with public utilities.

Storm water detention will be provided with two dry bottom detention ponds, Pond 1 is located on the northwest side of the site and Pond 2 is located on the east side of the site, along SE Westgate Drive.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 37%.

A ten foot landscape buffer will be included along the south side of this site in order to provide screening for the mobile home park located to the south. Plantings have also been provided along the east side of the site in order to provide screening from the townhomes located to the east of SE Westgate Drive. The applicant has provided the required amount of plantings per the landscaping ordinance and the planned development requirements.

ELEVATIONS:

The elevations of all buildings are proposed as being constructed primarily of different brick materials, including a darker brick as well as a lighter brick color. The elevations of the two apartment buildings will also include fiber cement siding as well as galvanized metal balconies.

MISCELLANEOUS:

A trash enclosure is proposed on the south side of the site.

The applicant has provided a lighting plan which meets the City of Waukee Site Plan Ordinance requirements.

STAFF RECOMMENDATION:

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

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II