



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** Insite Development Senior Living – Preliminary Plat, Final Plat, and Site Plan

**DATE:** August 8, 2017

**GENERAL INFORMATION:**

**Applicant:** Haverkamp Properties, LLC

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

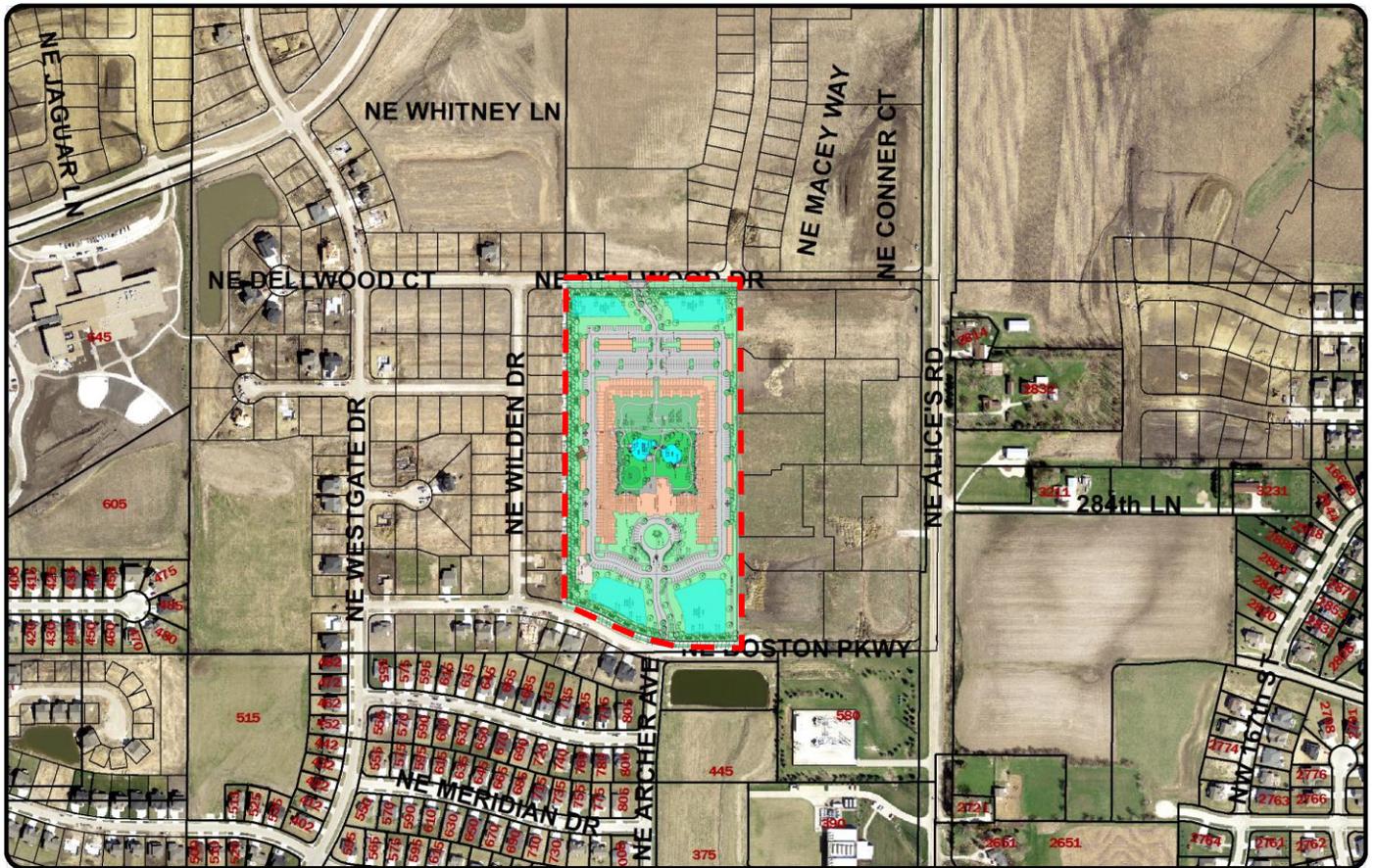
**Location and Size:** Property is generally located south of NE Dellwood Drive, north of NE Boston Parkway and west of NE Alice's Road containing approximately 16.57 acres.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD / R-3
North	Single Family Residential	Neighborhood Residential	R-2
South	Single Family Residential / Undeveloped	Neighborhood Residential	R-2 / C-4
East	Alice Patricia Homes (Apartments)	Neighborhood Residential	R-3
West	Single Family Residential	Neighborhood Residential	R-2

**BACKGROUND:**

The subject property was previously taken through Planning and Zoning Commission in November 2016 for approval of a preliminary plat, final plat and site plan for a senior housing development known as the Yarco Development. That project consisted of both a multi-family apartment complex and several townhome units. The Yarco Development has since gone away and this property was recently rezoned in order to allow for the development of a market rate retirement community that consists of a total of 320 apartment units.



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

**PROJECT DESCRIPTION:**

The project includes one large, four-story, apartment building. The building measures approximately 115,000 square feet and includes a total of 320 apartment units as well as several attached garage units. The project also consists of 10 single-story, detached garage buildings, located throughout the perimeter of the site. The site includes several amenities including a fenced-in dog park on the southwest corner of the site and a central outdoor courtyard area that contains green space, a walking trail, landscaped pond features, a putting green and a large patio area.

The project is proposed to be constructed in two phases. Phase one consists of the southern portion of the main building for a total of 72,807 square feet (202 apartment units) and eight garage buildings. Phase two consists of the northern 41,484 square feet of the main building (118 apartment units) and the two garage buildings located within the parking lot on the north side of the site.

**ACCESS AND PARKING:**

Two accesses will be provided to the site, one off of NE Dellwood Drive and the other off of NE Boston Parkway.

The total amount of parking required for this site is 1.5 spaces per unit for a total of 480 parking spaces. The total amount of parking proposed is 481 spaces. This includes a mixture of attached garage spaces, detached garage spaces, surface parking spaces, and 8 accessible spaces. Traffic throughout the parking lot will be two-way traffic with a one-way circular drive at the main entrance to the building.

### **SIDEWALKS/TRAILS:**

As a part of the improvements, a five foot wide sidewalk will be installed along NE Dellwood Drive and a ten foot wide trail will be installed along NE Boston Parkway.

Many sidewalks are planned internal to the site allowing for walkability throughout the entire site, including through both the courtyard and parking areas. The site plan does provide several pedestrian connections from the site to the public sidewalk/trail along the public streets to the north and south.

### **UTILITIES:**

This site will be serviced with all public utilities.

Storm water will be managed through the wet-bottom detention ponds proposed throughout the site. Each corner of the site has one large pond for a total of four larger ponds. The inner courtyard area includes two smaller wet-bottom detention ponds as well. All ponds proposed will always be filled with water.

### **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 53%.

This project includes substantial landscape buffers along three of the four property lines. A forty foot landscape buffer is provided along the west property line in order to provide screening for the adjacent single-family residential to the west. Thirty foot landscape buffers are provided along both the north and south property lines, adjacent to the public streets. Plantings are being provided throughout the parking lot and also within the courtyard area. The applicant has provided the required amount of plantings per the landscaping ordinance and the planned development requirements.

### **ELEVATIONS:**

The elevations of the apartment building are proposed to be constructed of a variety of building materials including brick in shades of red and tan, hardboard siding in shades of tan and brown, architectural panels, and metal trim. The apartment building also includes metal balconies. The east and west elevations include attached garages on the first floor. The apartment building has a maximum height of fifty feet, measured at the parapet.

The detached garage buildings are proposed to be constructed of the same brick and siding materials as the main building.

### **MISCELLANEOUS:**

A trash and recycling enclosure is proposed on the west side of the site which will be composed of red brick to match the proposed garages and apartment building.

### **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