

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Bricktowne at Prairie Crossing – Preliminary Plat, Site Plan & Final Plat **PREPARED BY:** Melissa DeBoer, AICP – Planner II

REPORT DATE: April 19, 2019

MEETING DATE: April 23, 2019

GENERAL INFORMATION

Owner/Applicant:

Harvester Land Holdings LC

Project Manager:

Erin Ollendike, PE, Civil Design Advantage

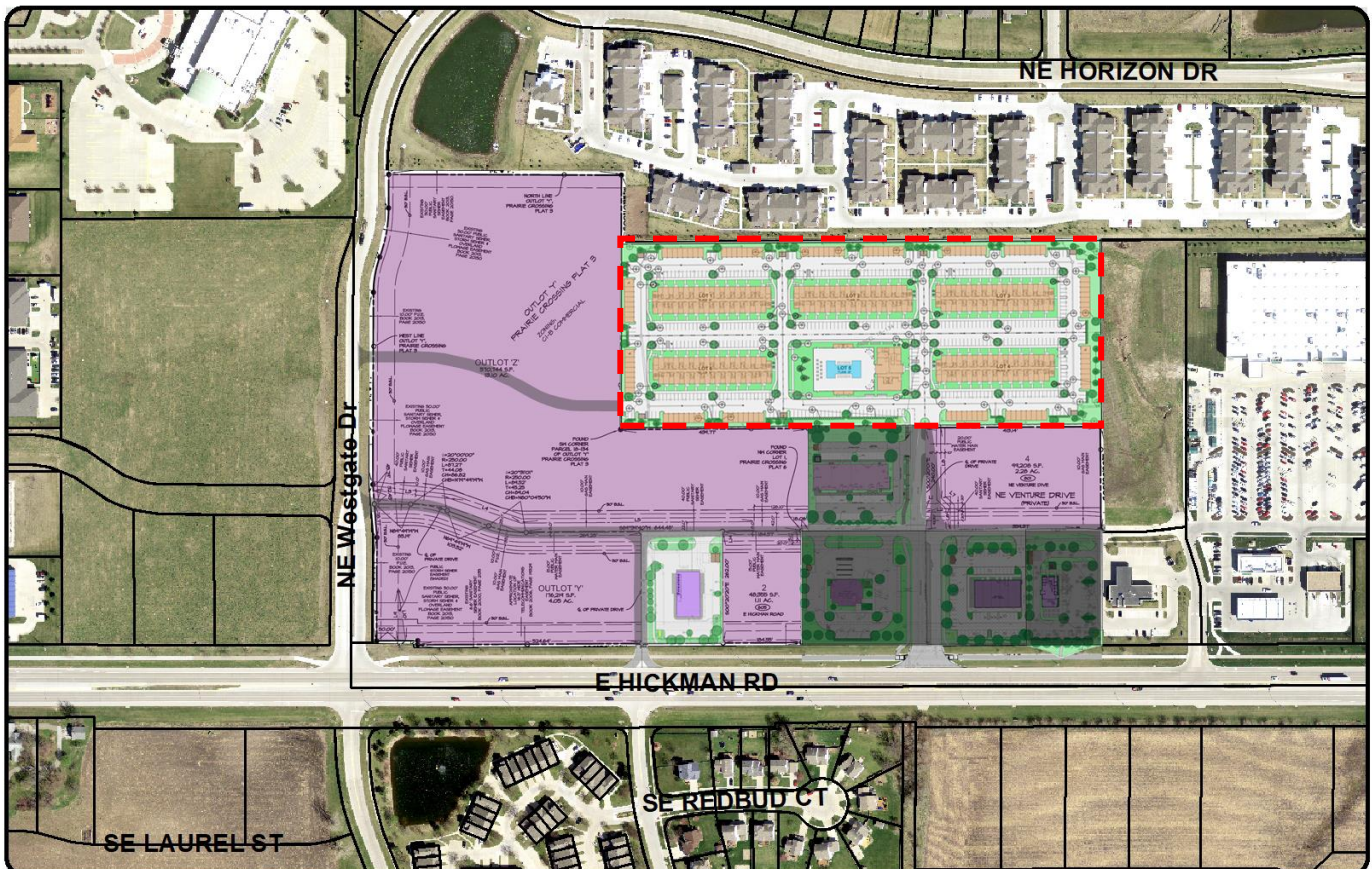
Request:

The applicant is requesting approval of a preliminary plat, site plan and final plat for a multi-family apartment development.

Location and Size:

Property is located north of Hickman Road and west NE Alice's Road, containing approximately 11.19 acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Mixed Use	R-3 (Multi-Family Residential District)/PD-1 (Planned Development Overlay)
North	Multi-family Apartment Development	High Density Residential	R-3 (Multi-Family Residential District)
South	Retail	Mixed Use	C-1B (Large Scale Commercial District)
East	Retail / Hy-Vee Grocery Store	Community Commercial	C-1B (Large Scale Commercial District)
West	Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)

PROJECT DESCRIPTION

The project includes a total of five apartment buildings, 14 perimeter garage buildings, a clubhouse building and pool area containing two accessory buildings. All apartment buildings are three-stories and contain 60 units each for a total of 300 units for the site. Of these 300 units, 270 are one bedroom units and 30 are two bedroom units. The one bedroom units are about 650 square feet and the two bedroom units are about 965 square feet in area.

The clubhouse is a single story building and is approximately 6,000 square feet in area. The accessory buildings within the pool area include restrooms, a storage room, an equipment room, a pet wash station, and a bike room. The pool area is enclosed with a 6 foot tall decorative black fence.

The final plat identifies a total of 6 lots. Lots 1-4 and Lot 6 contain the apartment buildings; Lot 5 contains the clubhouse and pool area.

One monument sign is proposed to be placed at the entrance to the development from the private drive to the south, within Prairie Crossing Plat 7.

ACCESS AND PARKING

Two accesses will be provided to this site. One from the west within Prairie Crossing Plat 8 and one from the south within Prairie Crossing Plat 7. Both of these drives are private. Public ingress/egress easements will be provided for all of the drives throughout the proposed apartment development in order to provide access throughout.

A total of 525 parking spaces are required for this project (2 spaces per 2 bedroom unit, 1.5 spaces per 1 bedroom unit, and 1 space per 5 units) and 525 spaces are provided, including 17 accessible spaces. The parking totals include the garage parking.

SIDEWALKS/TRAILS

Six foot wide sidewalks will be constructed throughout the entire development allowing for pedestrian access throughout. Pedestrian connections are also provided to the adjacent developments to both the west and south.

UTILITIES

This site will be serviced with all public utilities. Sanitary sewer and water services will be brought into the site from the south. All utilities within the site will be privately owned and maintained.

Storm water detention for this property is provided by two regional detention basins. One basin is located to the west and one is located to the northeast. These basins are privately owned and maintained.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 24%.

Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

ELEVATIONS

The elevations of the apartment buildings and clubhouse are proposed to be constructed of mostly brick in different color variations and a synthetic slate roof. There are three color variations proposed. The garages will use different variations of the brick to match the apartment building and include pitched roofs to break up the building. Elevations of the proposed buildings have been provided for review.

MISCELLANEOUS

The applicant has provided a lighting plan which meets the City of Waukee Site Plan Ordinance requirements. The lighting plan includes several parking lot light fixtures and wall pack lighting on each building.

Seven trash enclosures are proposed throughout the development. These will also be constructed of brick to match the buildings throughout the development.

STAFF RECOMMENDATION

The proposed preliminary plat, site plan and final plat are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to any remaining staff comments and review of the legal documents.