

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Commons at Greenway Park –Site Plan

**PREPARED BY:** Andy Kass, AICP, Senior Planner

**REPORT DATE:** June 21, 2019

**MEETING DATE:** June 25, 2019

### GENERAL INFORMATION

**Applicant:**

Signature Development of Iowa, LLC

**Owner:**

Signature Development of Iowa, LLC

**Engineer:**

Joel Jackson, P.E., Bishop Engineering

**Request:**

The applicant is requesting approval of a site plan for a townhome development.

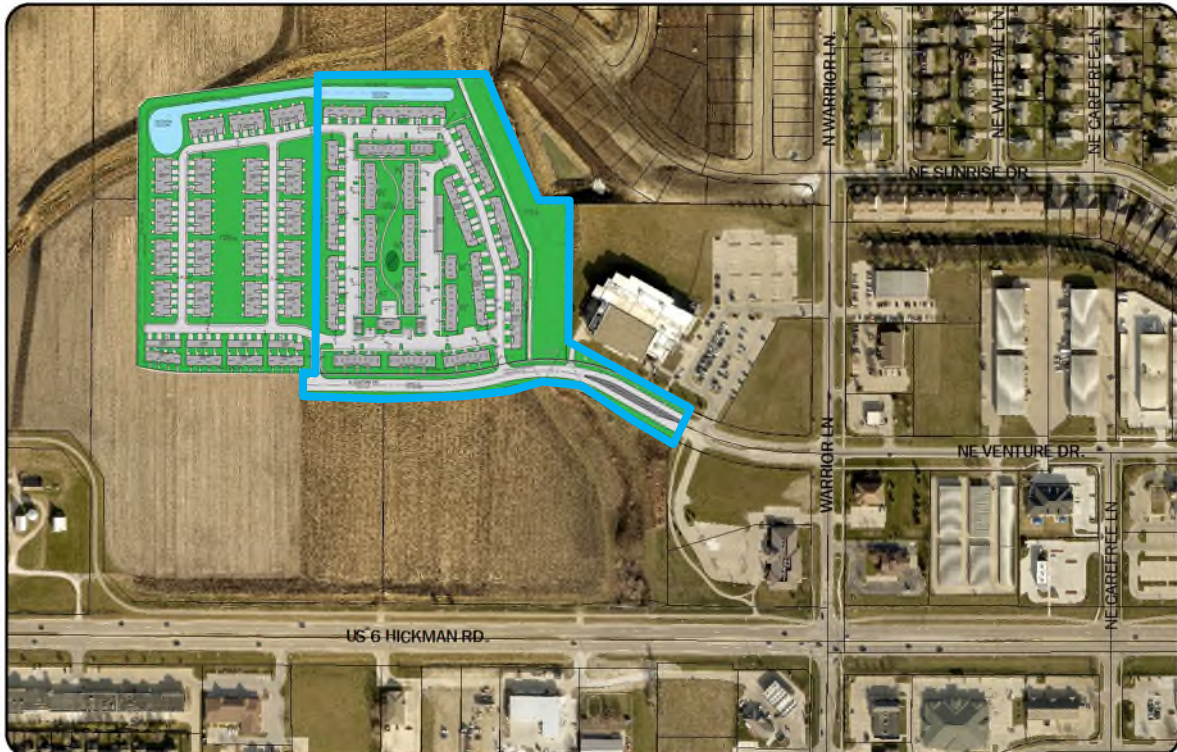
**Location and Size:**

Property is generally located north of Hickman Road and west of N. Warrior Lane containing approximately 11.23 acres more or less.

**Legal Description:**

Lot 1 of The Commons at Greenway Park Plat 1

### AREA MAP



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

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential	R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
North	Vacant - Undeveloped	Single Family Residential	A-1 (Agricultural District)
South	Vacant - Undeveloped	Commercial Mixed Use	A-1 (Agricultural District)
East	Waukee Family YMCA	Institutional	C-1B (Large Scale Commercial District)
West	Vacant - Undeveloped	Medium Density Residential	A-1 (Agricultural District)

## HISTORY

The subject property was rezoned to R-4 / PD-1 in early 2019. A preliminary plat for the property was approved by the Planning & Zoning Commission In May 2019. The City Council recently approved the public improvement plans related to the development.

## PROJECT DESCRIPTION

The project involves the construction of 23 townhome/rowhome buildings with a total of 159 units. Each building will have three (3) to eight (8) units per building. Minimum floor areas for the units are 600 square feet for one-bedroom efficiencies and 900 square feet for all other units. In addition, to the townhome buildings, the site plan identifies three (3) garage buildings, three (3) trash enclosures, and a community building that will feature a pool. All buildings comply with the bulk regulations for the R-4/PD-1 zoning district. Table I summarizes the bulk regulations. As part of the Planned Development agreement the applicant has agreed to provide additional amenities including a playground and trails/sidewalks throughout the site that connect to the future greenbelt trail that is planned by the City. This is the first phase of the project. These units are all intended to be rentals. The second phase of the project, which is planned on the lot adjacent to this phase, will be owner-occupied units.

**Table I: R-4/PD-1 Zoning District Bulk Regulations**

Category	R-4/PD-1 (minimum)
<b>Lot Area</b>	3500 SF per unit
<b>Lot Width</b>	75 feet
<b>Front Yard Setback</b>	15 feet for units fronting NW Sunrise Drive
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet total

## ACCESS AND PARKING

Access to the development will be from NW Venture Drive, which will be a public street. All streets internal to the site will be privately owned and maintained.

The required amount of parking for the project is 352 parking spaces and the site plan identifies a total of 352 parking spaces. The applicant is satisfying the parking requirement via garages, driveways, and surface parking throughout the site.

### **UTILITIES**

The applicant will need to extend utilities to the property for the development. Sanitary sewer will be extended from the north and water main will be extended from the east along NW Venture Drive. All utilities internal to the site will be privately owned and maintained with the exception of a portion of the sanitary sewer. Storm water detention will be provided in a pond on the north side of the site that will outlet to the northeast.

### **LANDSCAPING & OPEN SPACE**

A total of 20% open space is required for the development. The Site Plan indicates that 41% open space will be provided. As part of the landscaping requirements, two (2) trees per unit are required and a 25 foot landscape buffer will be required along the east and north property lines.

### **ELEVATIONS**

Elevations of the proposed buildings have been provided for review along with a color scheme plan. The proposed materials of the units include prefinished hardieplank siding (lap and board and batten), brick, and asphalt shingles.

### **COMPREHENSIVE PLAN**

The newly adopted Comprehensive Plan, Imagine Waukee: 2040 classifies the subject property as Medium Density Residential. The Medium Density Residential classification provides for a variety of housing types, including townhomes and rowhomes. Typical density within the classification ranges from 4 to 12 units per acre. When both phases of this project are complete the density will be 11.7 units per acre.

### **STAFF RECOMMENDATION**

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to remaining staff comments.