

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Bricktowne at Prairie Crossing –  
Revised Preliminary Plat, Site Plan &  
Final Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planner II

**REPORT DATE:** October 25, 2019

**MEETING DATE:** October 29, 2019

### GENERAL INFORMATION

**Owner/Applicant:**

Harvester Land Holdings LC

**Project Manager:**

Erin Ollendike, PE, Civil Design Advantage

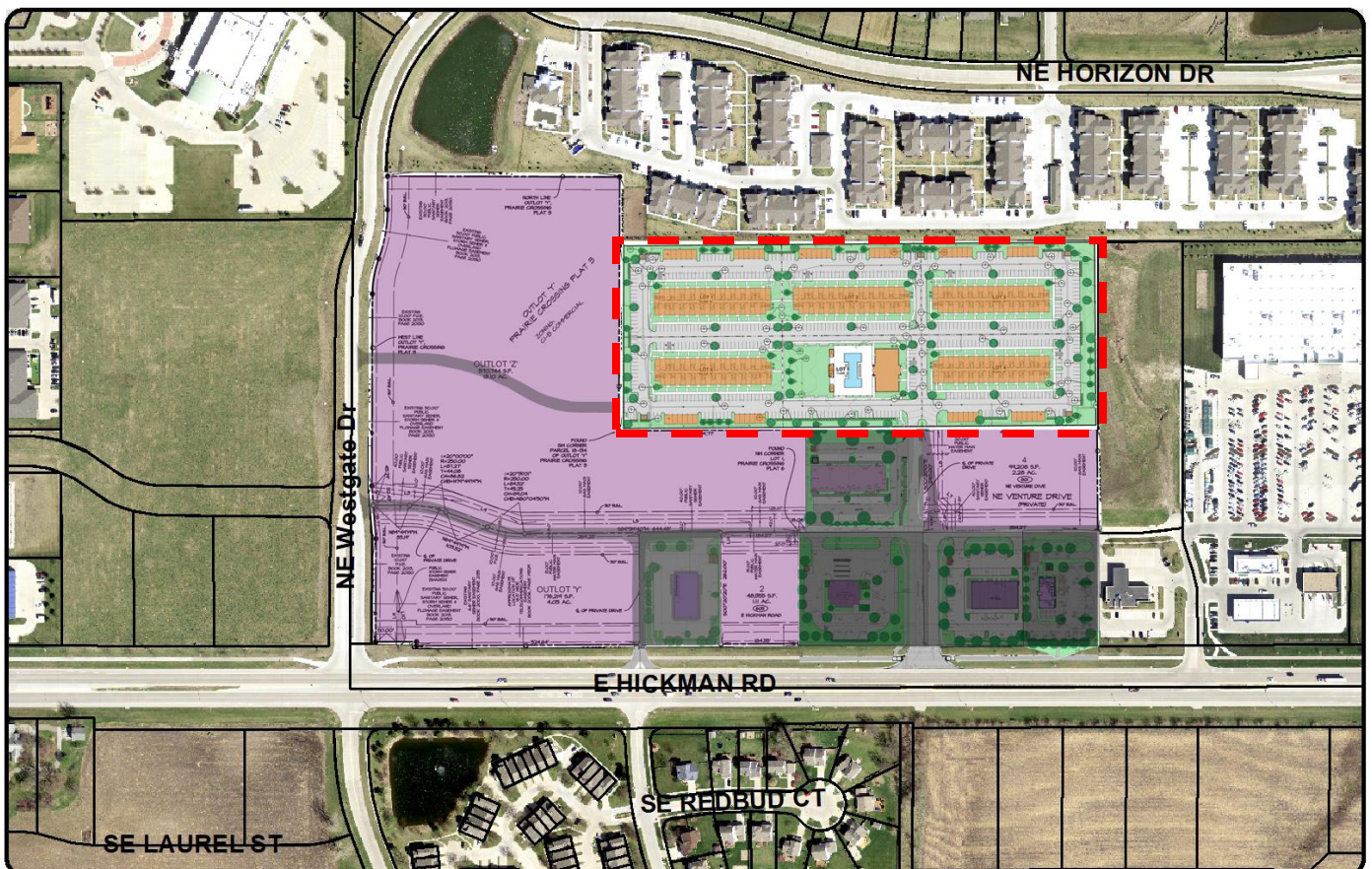
**Request:**

The applicant is requesting approval of a revised 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 of 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)

**BACKGROUND**

A preliminary plat, final plat and site plan for a multi-family apartment development was recently approved by the Planning and Zoning Commission for this site in April 2019. The applicant is proposing a few minor changes to the original plan. These changes include removing one of the private drives that runs north and south to the west of the pool area and Building 2, eliminating four of the garage buildings that were previously shown on the west and east sides of the site, resizing the proposed garage buildings and reconfiguring the layout of the pool area.

**PROJECT DESCRIPTION**

The revised project includes a total of five apartment buildings as previously planned, 10 perimeter garage buildings, a clubhouse building and pool area containing three 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, and an equipment 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 located at the south entrance to the development.

**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 546 spaces are provided, including 17 accessible spaces. The

parking totals include the garage parking. By eliminating a few of the previously proposed garage buildings, the site now has 21 more parking spaces than what was previously proposed.

### **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 28%.

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.

Several 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 revised 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.