

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Redwood at Waukee Hickman Road
– Site Plan

PREPARED BY: Melissa DeBoer, AICP, Senior Planner

REPORT DATE: February 6, 2020

MEETING DATE: February 11, 2020

GENERAL INFORMATION

Applicant:

Redwood Acquisition, LLC

Owner:

Waukee Land Investment, LLC

Owner's Representative:

Keith Weggen, Civil Design Advantage, LLC

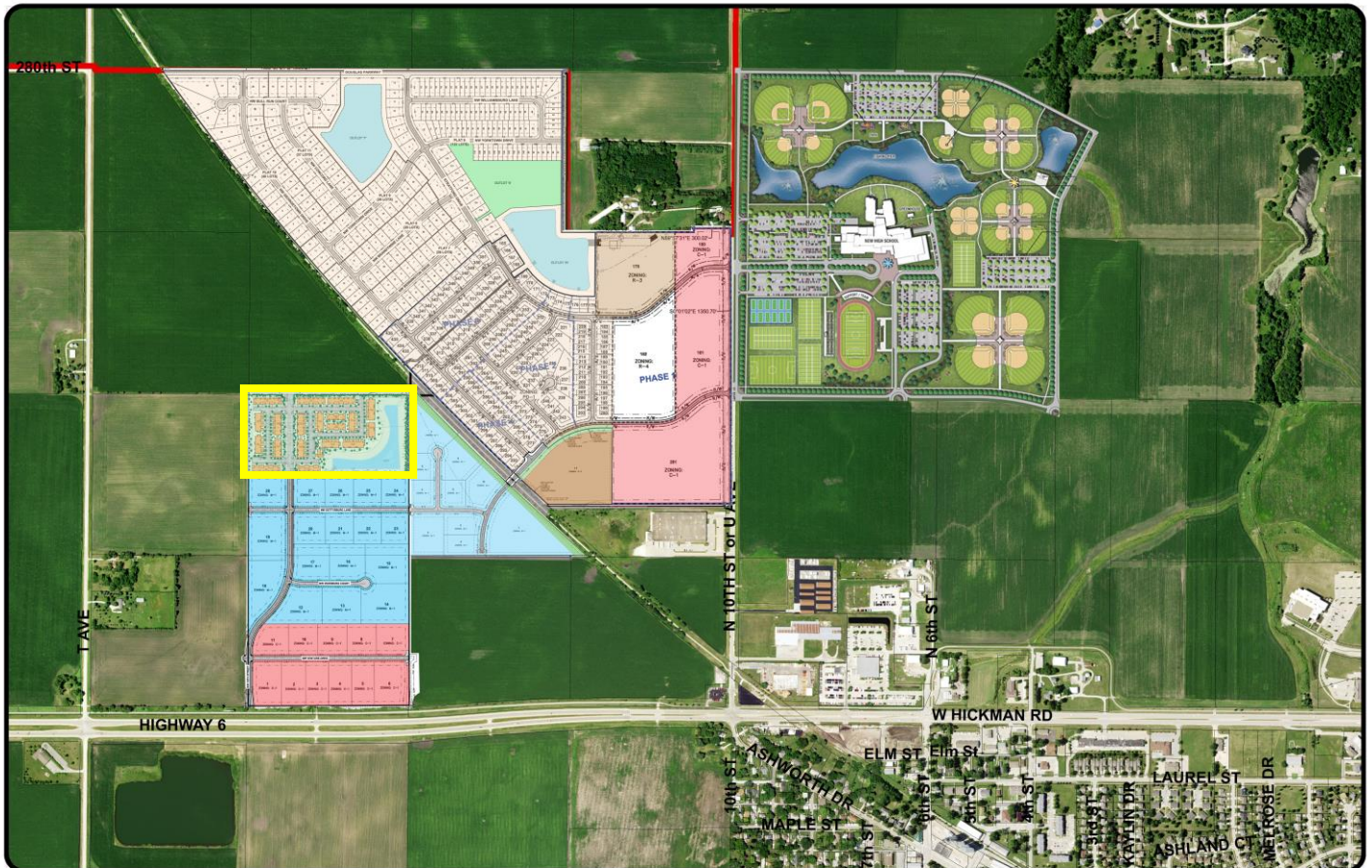
Request:

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

Location and Size:

Property is generally located north of Hickman Road and east of T Avenue, containing approximately 18.98-acres.

AREA MAP



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

LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|----------------------|--|---|
| Property in Question | Vacant – Undeveloped | Single Family Residential & Medium Density Residential | R-4 (Row Dwelling & Townhome Dwelling District) |
| North | Vacant – Undeveloped | Single Family Residential | A-1 (Agricultural District) |
| South | Vacant – Undeveloped | Medium Density Residential & Mixed Use | M-1 (Light Industrial District) |
| East | Vacant – Undeveloped | Medium Density Residential & Light Industrial Office | M-1 (Light Industrial District) |
| West | Vacant – Undeveloped | Medium Density Residential | A-1 (Agricultural District) |

HISTORY

The subject property is located north of Hickman Road and east of T Avenue. The property is part of the James Pointe development. This property was rezoned from A-1, Agricultural District, to R-4, Row Dwelling & Townhome Dwelling District, in March 2019.

PROJECT DESCRIPTION

The project involves the construction of nineteen (19) single story, townhome buildings for a total of 100 townhome units. Each building will have four to six units per building. The individual units will range in size from approximately 1,700 square feet to 2,100 square feet. All units will have a two car attached garage. The units will be renter occupied.

In addition to the townhome buildings, another building is proposed to house the leasing office, maintenance office and model unit. Two monument signs are proposed along NW 17th Street. One sign will be located at the north entrance on the west side of NW 17th Street and the other sign will be located at the south entrance on the east side of NW 17th Street. Individual trash and recycling bins will be provided to each unit for curbside trash collection. No trash enclosures have been indicated on the site plan. A mail kiosk is provided near the leasing office for the entire townhome development.

ACCESS AND PARKING

Two access points will be provided to each side of the proposed townhome development on either side of NW 17th Street. One access point is provided on both sides of NW 17th Street at the north end of the proposed development and one access point is provided at the south end of the development on either side of NW 17th Street. All streets within the development will be privately owned and maintained by the owner of the property. NW 17th Street will be a public street.

A total of 220 parking spaces are required for this development – 2 spaces per unit and 1 visitor space per every 5 units. The site plan indicates that a total of 433 parking spaces are provided for the overall site – 200 garage spaces, 200 driveway spaces and 33 standard parking spaces.

SIDEWALKS/TRAILS

A five-foot wide sidewalk will be installed on the west side of NW 17th Street and a ten-foot wide trail will be installed on the east side of NW 17th Street. Sidewalks are shown internal to the development, as well, in order to provide pedestrian access across the site.

UTILITIES

Utilities will be extended from the utilities along NW 17th Street. All utilities within the development will be privately owned and maintained by the property owner. Stormwater detention will be provided with a dry bottom detention basin located along the east side of the site. This detention basin will be privately owned and maintained.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the site is required to be open space. The total amount of open space proposed is 58%. As part of the landscaping requirements, two (2) trees per unit are required. This site also requires several landscape buffers, a 40-ft landscape buffer along the east and south sides of the site, a 25-ft landscape buffer at the north side of the site, and 25-ft landscape buffers on either side of NW 17th Street. The applicant has provided the required amount of plantings per the Landscape and Open Space Ordinance.

ELEVATIONS

Four different building types are proposed. The elevations of the buildings are proposed to be constructed of various vinyl siding and trim, stone veneer and asphalt shingles.

LIGHTING PLAN

General exterior residential house lighting will be provided on the exterior of each unit. A lighting plan has been submitted for review and it is in compliance with the lighting standards from the City Code.

STAFF RECOMMENDATION

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