

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Commons at Greenway Park Plat 2 – Final Plat / The Commons at Greenway Park Phase 2 – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: March 6, 2020

MEETING DATE: March 10, 2020

GENERAL INFORMATION

Applicant/Owner:

Signature Development of Iowa, LLC

Engineer:

Joel Jackson, P.E., Bishop Engineering

Request:

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

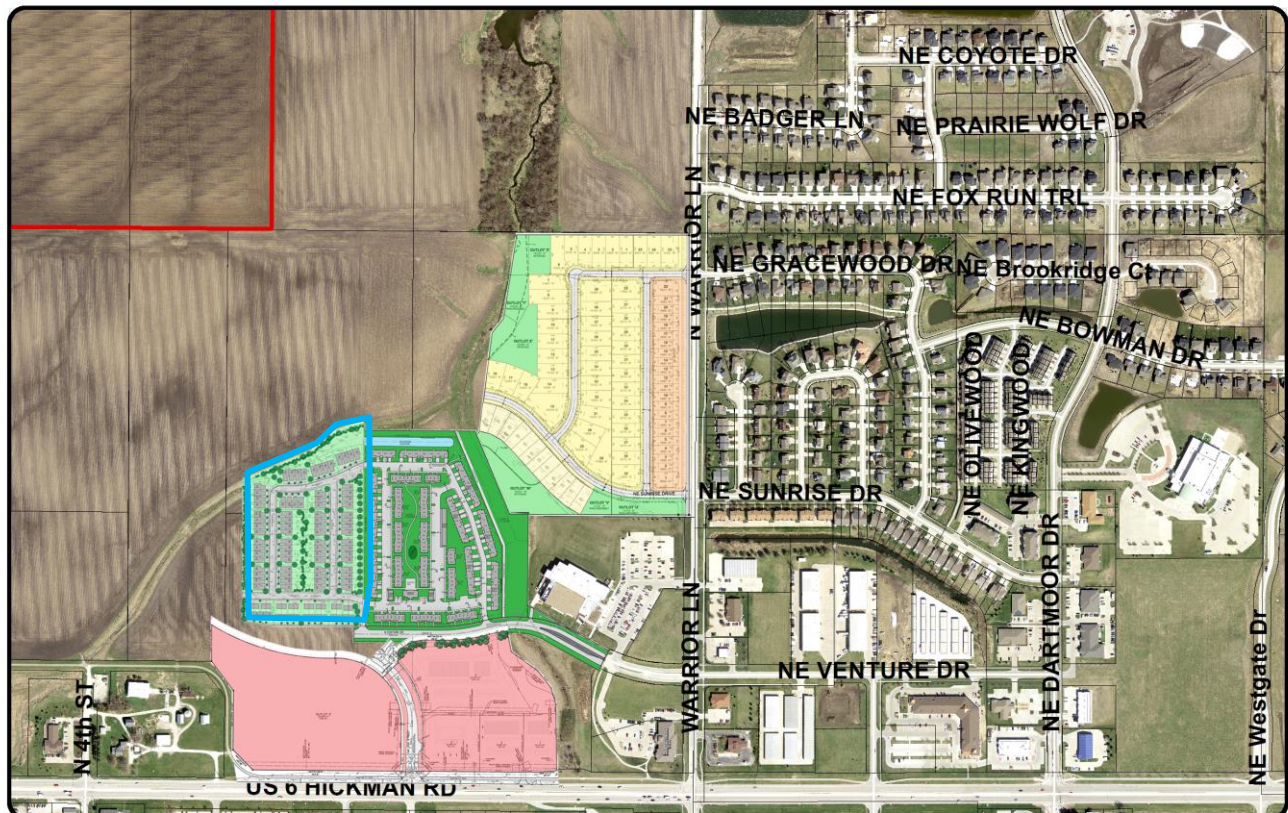
Location and Size:

Property is generally located north of Hickman Road and west of N. Warrior Lane containing approximately 9.46 acres more or less.

Legal Description:

Outlot W, 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	C-1 (Community & Highway Service Commercial District)
East	The Commons at Greenway Park Plat 1 Townhomes	Medium Density Residential	R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
West	Vacant - Undeveloped	Single Family 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 approved the public improvement plans related to the development in June 2019.

PROJECT DESCRIPTION

The project involves the construction of 23 townhome/rowhome buildings with a total of 91 units. Each building will have four units per building. In addition to the townhome buildings, there are eight detached garage buildings for the units fronting the public street. These garages will be interior to the site. All buildings comply with the bulk regulations for the R-4/PD-1 zoning district. Table 1 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. These amenities were planned with Plat 1, but the homeowners within Plat 2 will have access to these amenities. These units are all intended to be owner occupied.

The final plat identifies a total of 91 lots for townhome development and 2 outlots. Outlot ‘X’ is the private street lot and Outlot ‘Y’ is the detention easement. The outlots will be owned and maintained by Signature Development.

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

Category	R-4/PD-1 (minimum)
Lot Area	3500 SF per unit (12 dwelling units/acre maximum)
Lot Width	20 feet per unit / 75 feet overall
Front Yard Setback	15 feet for units fronting NW Venture Drive
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total

ACCESS AND PARKING

Access to the development will be from NW Venture Drive, which will be a public street. This is a shared access with Plat 1 to the east. All streets internal to the site will be privately owned and maintained. The site plan shows a future access to the west with the future development of the adjacent property.

The required amount of parking for the project is 201 parking spaces and the site plan identifies that amount. The applicant is satisfying the parking requirement via garages, driveways, surface parking and on-street 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 northeast 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 detention basin located 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 53% 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 both the west and north property lines.

ELEVATIONS

The elevations of the buildings are proposed to be constructed of cement board siding (including shake and vertical), stone and asphalt shingles. The color scheme includes varying shades of gray and blue. Elevations of the proposed buildings have been provided for review.

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

Staff recommends approval of the final plat for The Commons at Greenway Park Plat 2 and the site plan for The Commons at Greenway Park Phase 2 subject to remaining staff comments and review of the legal documents.