

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Attivo Waukee Phase 2 – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: May 22, 2020

MEETING DATE: May 26, 2020

GENERAL INFORMATION

Owner:

Waukee Active Living, LLC

Developer:

Haverkamp Properties LLC

Project Manager:

Erin Ollendike, PE, Civil Design Advantage

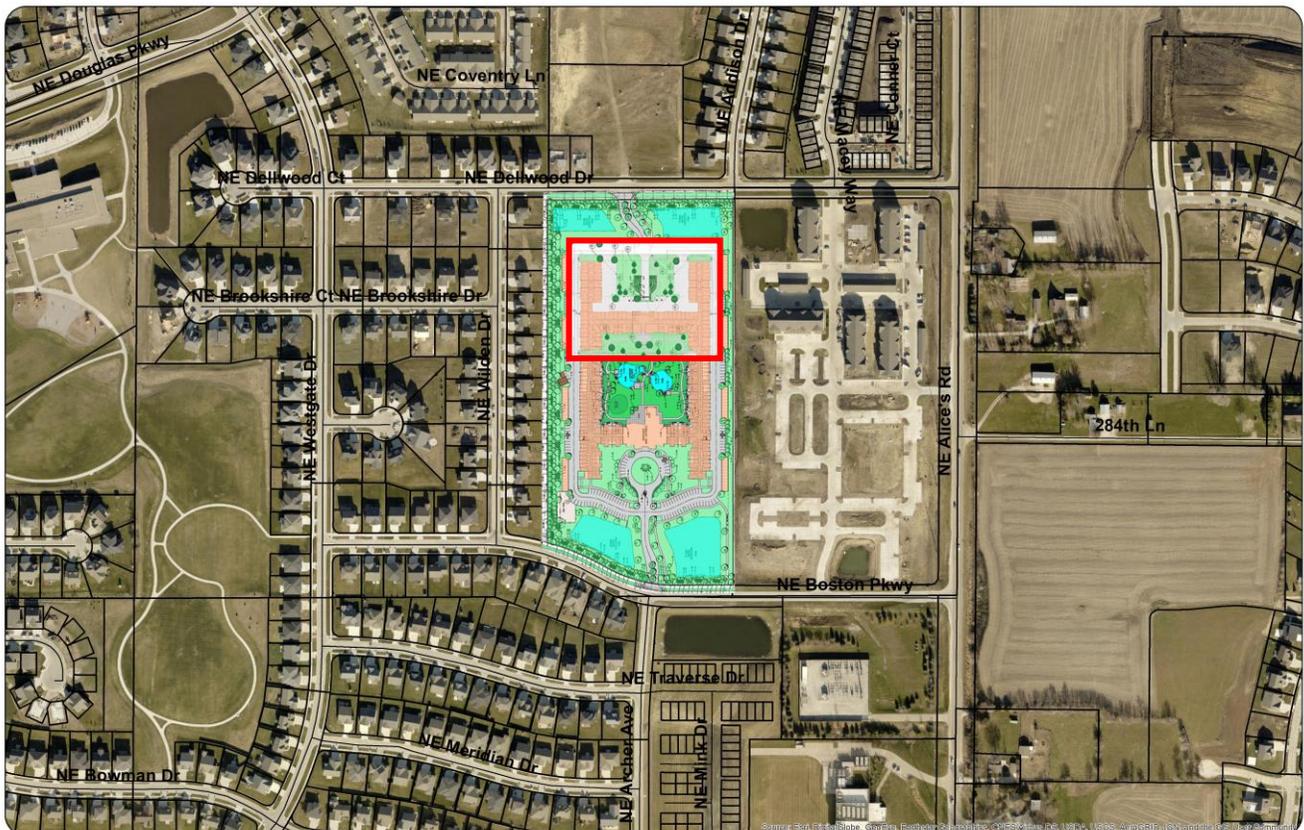
Request:

The applicant is requesting approval of a site plan for the second phase of a multi-family, retirement, apartment development.

Location and Size:

Property is located south of NE Dellwood Drive and west of NE Alice's Road, containing approximately 16.57 acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Multi-family Apartment Development	High Density Residential	R-3 (Multi-Family Residential District)/PD-1 (Planned Development Overlay)
North	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential)
South	Single Family Residential / Townhome Residential	Single Family Residential / Medium Density Residential	R-2 (One and Two Family Residential) / R-4 (Row Dwelling and Townhome Dwelling) / C-4 (Office Park Commercial)
East	Multi-family Apartment Development	High Density Residential	R-3 (Multi-Family Residential District)
West	Single Family Residential	Single Family Residential	R-2 (One and Two Family Residential)

BACKGROUND

A site plan for this site was approved by the Planning and Zoning Commission in August 2017. At the time, the project was proposed in two phases. The first phase was recently completed and now the applicant wishes to make some changes to the second phase, located at the north side of the site. The proposed changes include the addition of underground parking and some minor changes to the building layout. This proposed site plan shows attached garages rather than detached garages as was previously shown.

PROJECT DESCRIPTION

The project includes an addition to the existing four-story apartment building. The new addition will add 43,000 square feet to the existing building area, bringing the total building area to 115,992 square feet. The second phase consists of 83 units, bringing the total apartment units for this project to 285 units. The second phase will also include the construction of underground parking (83 spaces) and single-story attached garages (81 spaces).

ACCESS AND PARKING

No new accesses are proposed. Two accesses exist to this site. One off of NE Dellwood Drive and one off of NE Boston Parkway.

The total amount of parking required for this site is 1.5 spaces per unit. The new phase will be adding a total of 196 parking spaces to the overall parking count, bringing the overall site to 491 parking spaces provided. The overall parking spaces required for this site is 428 spaces, they are exceeding the requirement.

SIDEWALKS/TRAILS

Phase 2 includes the addition of sidewalks internal to the site, including both the courtyard and the parking areas, in order to provide walkability for the residents. Public sidewalks and trails already exist adjacent to the site, along the public streets.

UTILITIES

This site will be serviced with all public utilities. Storm water will be managed through the existing detention ponds located throughout the site.

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 39%.

Plantings are provided throughout the site in compliance with the Landscape & Open Space Ordinance. Most plantings already exist with Phase 1. Phase 2 is adding additional plantings in the courtyard area and in the open space near the entrance into the underground parking.

ELEVATIONS

The elevations of the addition will match the existing building. The materials proposed are brick in shades of red and tan, hardboard siding in shades of tan and brown, architectural panels, and metal trim.

MISCELLANEOUS

The applicant has provided a lighting plan which meets the City of Waukee Site Plan Ordinance requirements. The majority of the site lighting already exists and was installed with Phase 1. Phase 2 includes the addition of 4 parking lot light poles, several wall pack light fixtures on the building addition and a few bollard light fixtures within the courtyard area.

STAFF RECOMMENDATION

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