



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Spring Crest Townhomes Plat 2 – Final Plat & Site Plan

**PREPARED BY:** Andy Kass AICP, Community Development Director

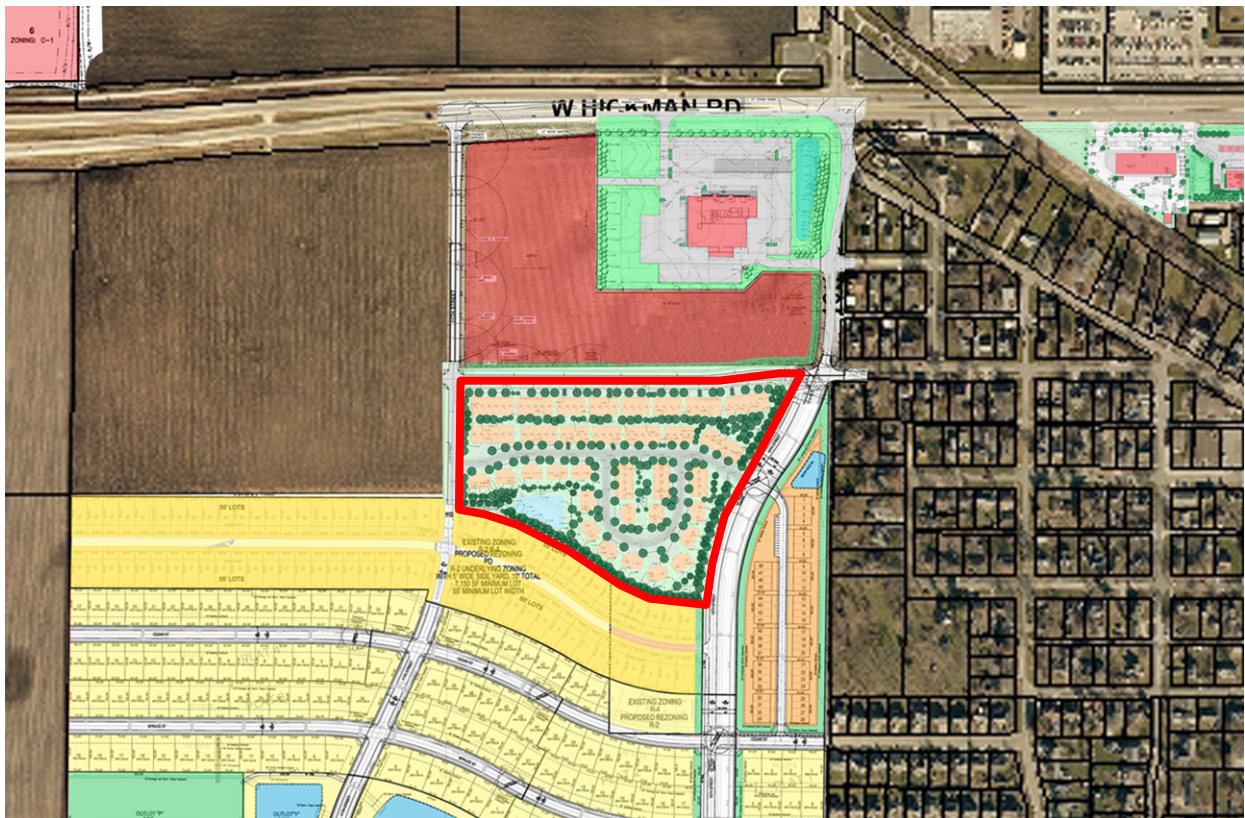
**REPORT DATE:** May 6, 2022

**MEETING DATE:** May 10, 2022

### GENERAL INFORMATION

<b>Applicant:</b>	Springcrest Townhomes Waukee 2, LLC
<b>Owner:</b>	Springcrest Partners, LLC
<b>Owner's Representative:</b>	Korey Marsh, P.E. with Snyder & Associates, Inc.
<b>Request:</b>	The applicant is requesting approval of a final plat and site plan for a townhome development.
<b>Location and Size:</b>	Property is generally located north of Locust Street and west of 10 <sup>th</sup> Street, containing approximately 16.50-acres.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **RED**).

**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)
North	Deery Brothers / Vacant	Mixed Use Corridor	C-1 (Community & Highway Service Commercial District)
South	Spring Crest Plats 1 – 6	Single Family Residential	R-2 (One & Two Family Residential District) / PD-1 (planned development Overlay)
East	Spring Crest Townhomes Plat 1	Medium Density Residential	R-4 (Row Dwelling & Townhome District)
West	Vacant – Undeveloped	Medium Density Residential	A-1 (Agricultural District)

**HISTORY**

The subject property is located within the existing Spring Crest Development. The property was zoned R-4 in 2016. A previous phase of Spring Crest Townhomes was constructed to the east that included 48 owner-occupied units.

**PROJECT DESCRIPTION**

**LOTS & SITE PLAN**

The final plat and site plan identify a total of 116 lots that are intended for a townhome development. The lots will be developed in one phase. The lots range in size from 1,600 square feet to 2,880 square feet. All proposed lots meet or exceed the minimum requirements of the R-4 zoning district. The bulk regulations for the R-4 zoning district are included below in Table 1.

**Table 1: R-4 requirements.**

Category	R-4 District
<b>Lot Area</b>	3,500 square feet per unit
<b>Lot Width</b>	20 feet per unit
<b>Front Yard Setback</b>	30-feet (perimeter)
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet (total)
<b>Dwelling Units (DU) per Acre (maximum)</b>	12 DU / acre

The units to be constructed within the proposed development will be owner-occupied units. A total of 116 units are shown on the site plan. Building sizes shown include 2-unit, 4-unit, 5-unit, and 6-unit buildings. The planned square footages for the units within the 4-unit, 5-unit, and 6-unit buildings range between 1,419 square feet to 1,617 square feet. The planned square footages for the 2-unit living spaces will be approximately 3,400 square feet including finished basement). All 4, 5, and 6 unit buildings will be two-story buildings and the 2-unit buildings will be single-story. All units will have a two-car attached garage.

## **PARKING**

A total of 255 parking spaces are required. The site plan identifies that 256 spaces are provided which includes 24 visitor spaces.

## **STREETS AND TRAIL**

Units 1 through 36 will be accessed via Maple Street on the north side of the plat. The applicant is in the process of constructing Maple Street. The remaining units will be accessed via internal private streets. Sidewalks will be provided on both sides of the internal streets. A 10-foot wide trail will be installed along the east plat boundary adjacent to 10<sup>th</sup> Street and a sidewalk along Maple Street will be installed.

## **UTILITIES**

The applicant is in the process of extending water main along Maple Street and making some sanitary sewer improvements. Units 1 through 36 will be serviced from public utilities. All other units will be serviced by private utilities extended through the development. Stormwater detention will be provided in a pond in the southwest corner of the site. The homeowners association will be responsible for the maintenance of the pond and private utilities. Garbage and recycling services will be provided for each unit.

## **EASEMENTS**

All proposed easements have been indicated on the final plat. A landscape buffer will be installed along the east and south sides of the development.

## **PARKLAND DEDICATION**

Parkland dedication requirements were satisfied with previous phases of the Spring Crest Development.

## **BUILDING ELEVATIONS**

Elevations of the various unit styles have been provided. The proposed units meet the requirements of the Site Plan Ordinance. Proposed materials include hardboard siding, asphalt shingles, and stone. Multiple color schemes have been provided to provide differentiation between the buildings.

## **STAFF RECOMMENDATION**

All proposed lots and units meet the minimum requirements of the Zoning Ordinance, the final plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the final plat and site plan for Spring Crest Townhomes Plat 2 subject to remaining staff comments and review of the legal documents.