

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Edencrest Kettlestone – Preliminary Plat, Final Plat, & Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: May 6, 2022

MEETING DATE: May 10, 2022

GENERAL INFORMATION

Applicant:

Hubbell Realty Company

Owner:

LOLOWAU, LLC & HRC, LLC

Owner's Representative:

Ryan Hardisty, P.E. – Civil Design Advantage

Request:

The applicant is requesting approval of a preliminary plat, final plat, and site plan for a multi-family residential development for senior housing.

Location and Size:

Property is generally located north of SE Tallgrass Lane and west of Grand Prairie Parkway, containing approximately 19.89-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	Vacant - Undeveloped	Medium Density Residential	K-MF Med (Kettlestone Multi-Family Stacked Medium District) / PD-1 (Planned Development Overlay) & K-MF High (Kettlestone Multi-Family Stacked High District)
North	Vacant – Undeveloped	Medium Density Residential	K-MF Row (Kettlestone Multi-Family Rowhouse District)
South	Kettleview Development	Office	K-OF (Kettlestone Office District)
East	Vacant – Undeveloped	Business Park / Neighborhood Commercial	K-OF (Kettlestone Office District) & K-RC (Kettlestone Retail Community District)
West	Single-Family Residential & Townhome Residential	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay) & K-MF High (Kettlestone Multi-Family Stacked High District)

HISTORY

The subject property is located within the Kettlestone Corridor and was recently rezoned to allow for the use proposed with this request.

PROJECT DESCRIPTION

The project involves the construction of a 53,873 sq ft building. The building will be two stories in height and 40-feet at its highest point. The building will include a total of 80 units for senior living. The building will include 20 independent living units, 40 assisted living units, and 20 memory care units. The site plan also indicates 20 detached garage units.

A trash enclosure is proposed on the east side of the site. A monument sign is shown at the west entrance to the site off of SE Tallgrass Lane.

The final plat indicates one lot (5.57-acres) for the development of the proposed senior living project and one Outlot (14.31-acres) for future development.

ACCESS AND PARKING

Several accesses are provided into the site. One access is provided off of SE Parkview Crossing Drive at the northwest corner of the property and two accesses are provided off of SE Tallgrass Lane along the south side of the property.

A 10-ft wide trail exists along the east side of the property that was constructed as part of the City of Waukee’s trail improvements project. A 10-ft wide trail also exists along the west side of the property. The applicant will install a 10-ft wide trail along the south side of the property. Several sidewalks are shown to provide access into the site from the area trails. Several internal sidewalks are shown to provide pedestrian accessibility across the site.

A total of 68 parking spaces are required and the site plan identifies 69 spaces proposed. In addition, bicycle parking is being provided in accordance with the Kettlestone Design Guidelines.

UTILITIES

Public utilities will be provided to the site. Sanitary sewer will be provided from the main off of SE Tallgrass Lane. Water will be provided from the main off of SE Parkview Crossing Drive. Stormwater management will be provided with detention basins located along the east side of 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 50.5%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

PARKLAND DEDICATION

The applicant has proposed to satisfy the parkland dedication requirement with a fee in lieu of land dedication.

ELEVATIONS

The elevations of the building are proposed to be constructed mainly of stone veneer, brick veneer, cement board siding, and glass. The proposed building elevations meet the requirements of the Kettlestone Design Guidelines.

COMPREHENSIVE PLAN

The subject property is classified as Multi-Family Stacked Medium in the Kettlestone Master Plan. This classification is defined as dwellings attached vertically or horizontally with densities in the 8 to 14 units per acre range. The proposed use of the property is an allowed use of the existing zoning and is consistent with the description of the land use classification. The nature of the types of units provided adds to the overall density. Staff is comfortable with the proposed density. The proposed density is no greater than the standard R-3 zoning district that can be found throughout other areas of the city and is not as great as the allowed 24 units per acre in the K-MF Stacked High Density district.

STAFF RECOMMENDATION

The preliminary plat, final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, Comprehensive Plan, and Kettlestone Design Guidelines. Staff recommends approval of the preliminary plat, final plat, and site plan subject to remaining staff comments and review of the legal documents.