

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: West Light – Preliminary Plat, Final Plat,
& Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: June 24, 2022

MEETING DATE: June 28, 2022

GENERAL INFORMATION

Owner/Applicant:

Caliber Iowa, LLC

Owner's Representative:

Eric Cannon, P.E. – Snyder & Associates, Inc.

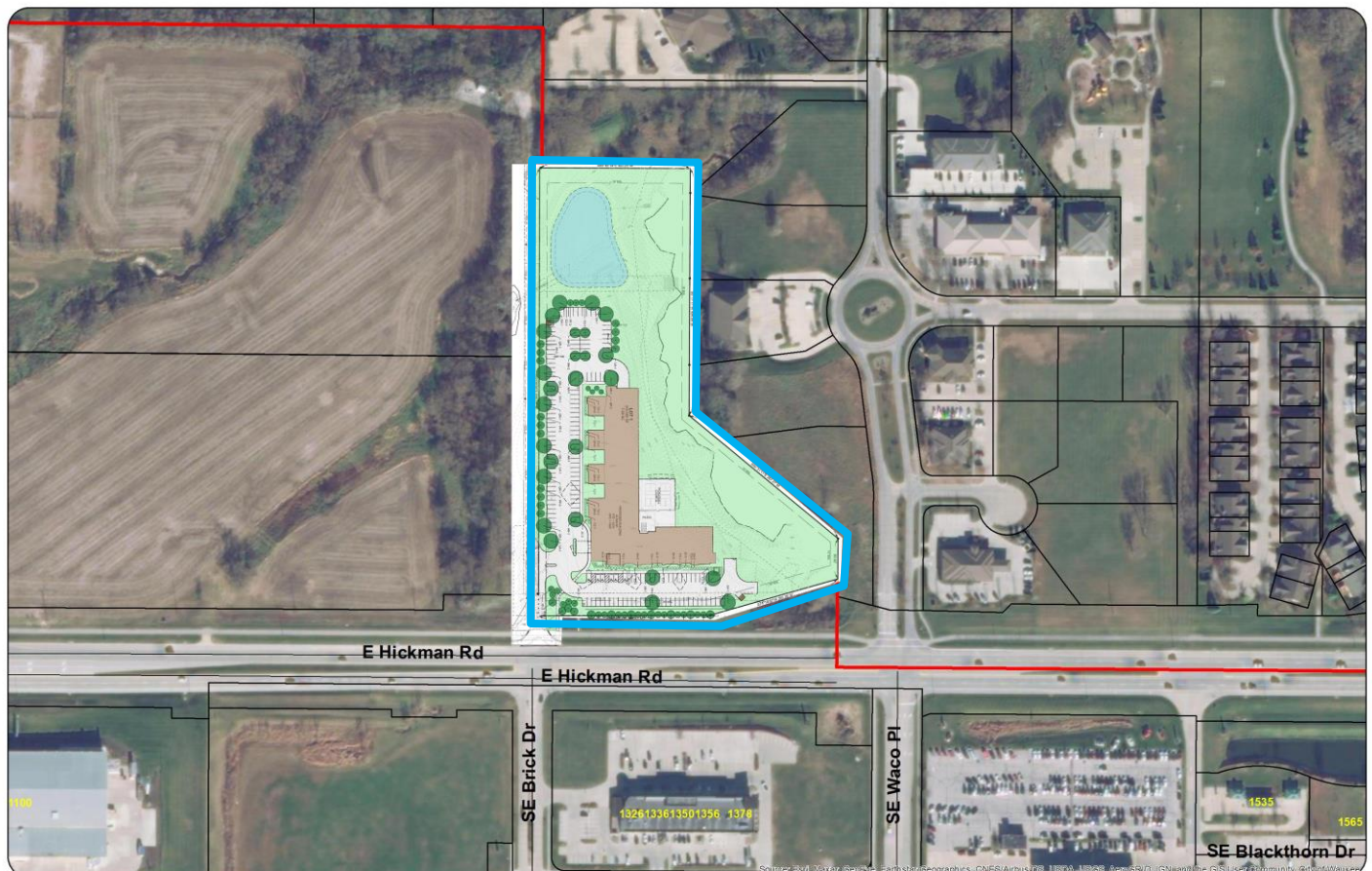
Request:

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

Location and Size:

Property is generally located north of Hickman Road and east of NE Alice's Road, containing approximately 7.89-acres.

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	Mixed Use Corridor	R-3 (Multi-Family Residential District) / PD-1 (Planned Development Overlay)
North	Vacant - Undeveloped	City of Clive	City of Clive
South	Shoppes at Williams Pointe	Community Commercial	C-1 (Community & Highway Service Commercial District) / PD-1 (Planned Development Overlay)
East	Commercial / Vacant	City of Clive	City of Clive
West	Vacant – Undeveloped	Mixed Use Corridor	A-1 (Agricultural District)

HISTORY

In 2015, approximately 1-acre of the northern portion of this property was rezoned to C-1 to allow for the construction of a cell tower. The tower was never constructed. The entire property was recently rezoned from A-1 and C-1 to R-3 / PD-1 to allow for multi-family residential development.

PROJECT DESCRIPTION

The project involves the construction of a four-story apartment building. The building is 42,598 sq ft in area. The building includes a total of 174 units – 7 studio units, 133 one bedroom units, and 34 two bedroom units. The site plan includes a parking garage on the bottom level of the building and a canopy drive aisle area at the front corner of the building.

The site includes a patio area located on the north side of the building. Fenced-in pickleball courts are also shown to the north of the building near the patio.

Two trash enclosures are shown on the site. One is shown at the south side of the parking lot and one is shown on the north side of the parking lot.

The final plat indicates one lot (7.89-acres) for the development of the proposed multi-family apartment building.

ACCESS AND PARKING

One access is proposed from Hickman Road at the southwest corner of the site.

A 10-ft wide trail exists along the south side of the site, along Hickman Road. A sidewalk is shown to provide access into the site from the public trail. Several internal sidewalks are shown to provide pedestrian accessibility across the site.

A total of 242 parking spaces are required for the proposed site plan and they are providing 246 spaces.

UTILITIES

Public utilities will be provided to the site. Sanitary sewer and water will be provided from the mains off of Hickman Road. Stormwater management will be provided with detention basins located at the north 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 64.5%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

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 brick, precast concrete panels, fiber cement siding and EIFS.

COMPREHENSIVE PLAN

The subject property is identified as Mixed-Use Corridor which is classified as a mixture of office, retail, or residential land uses in areas along key transportation corridors and between key nodes. The designation is further defined by buildings between 20,000 square feet and 100,000 square feet in area. Residential components may range from 8 to 25 units per acre within this land use classification. The proposed project would be located along Hickman Road which is a key transportation corridor within Waukee and is east of a key node of Hickman Road and Alice's Road. Anticipated future commercial development to the west will provide opportunity for commercial development within the area. The proposed density of 22 units per acre is within the range provided for the land use classification.

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 Planned Development. Staff recommends approval of the preliminary plat, final plat, and site plan subject to remaining staff comments and review of the legal documents.