

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: IA Waukee NW 2nd / Waukee Crossing
Plat 5 – Preliminary Plat/Site Plan & Final
Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: August 5, 2022

MEETING DATE: August 9, 2022

GENERAL INFORMATION

Owner: Waukee Crossing, LLC

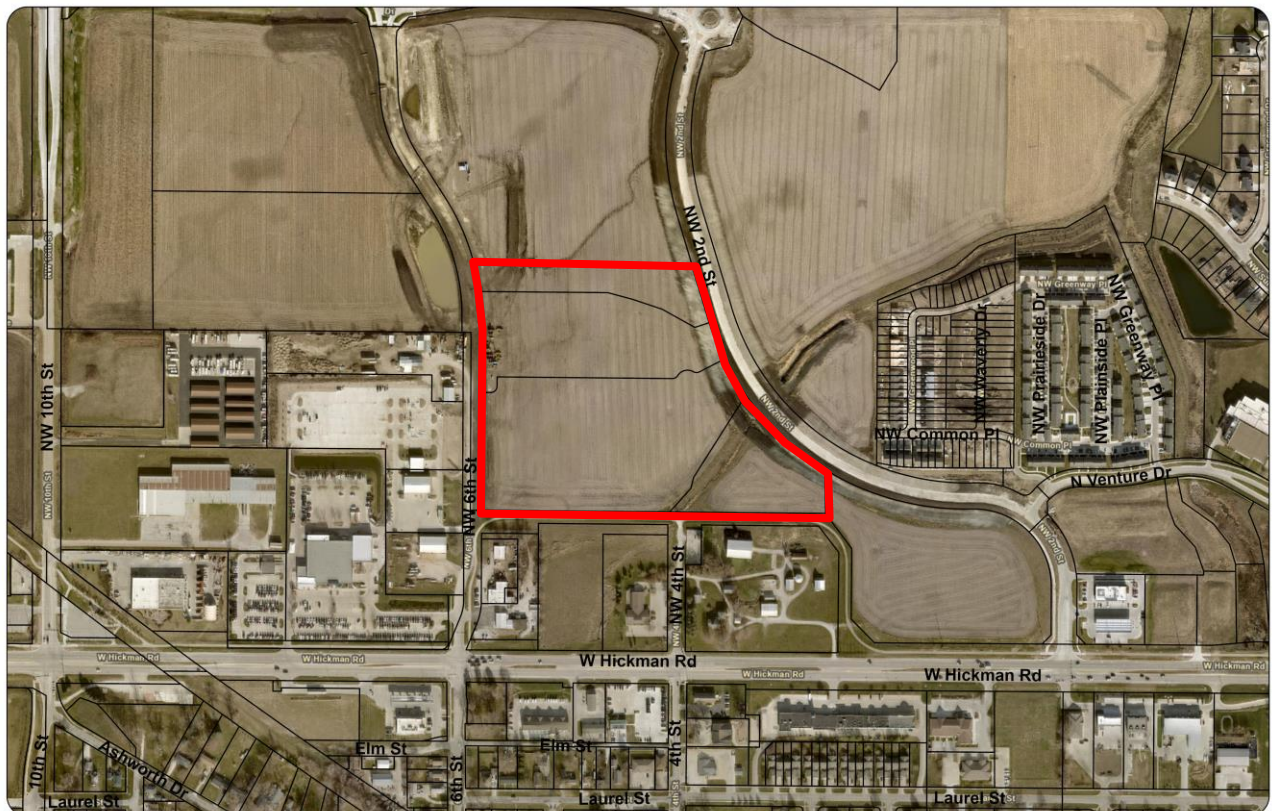
Applicant: IA Waukee NW 2nd, LLC

Owner's Representative: Ed Arp, Civil Engineering Consultants, 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 west of NW 2nd Street, containing approximately 23.17-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	Single Family Residential, Medium Density Residential & Open Space	R-3 (Multi-Family Residential District) / PD-1 (Planned Development Overlay)
North	Vacant - Undeveloped	Single Family Residential	R-3 (Multi-Family Residential District)
South	Commercial / Industrial / Agricultural	Mixed Use Corridor	C-1 (Community & Highway Service Commercial District), M-1A (Limited Industrial District), & A-1 (Agricultural District)
East	Vacant - Undeveloped	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District)
West	Industrial	Medium Density Residential	M-1A (Limited Industrial District)

HISTORY

The property was recently rezoned from R-4 to R-3/PD-1 to allow for a multi-family residential development.

PROJECT DESCRIPTION

The project involves the construction of a four-story apartment building on Lot 1 of the proposed plat. The building is 68,897 sq ft in area and 50-ft in height at the tallest parapet. The building includes a total of 282 units – 181 one bedroom units, 81 two bedroom units and 20 studio units. The apartment building includes attached garage spaces on the lower level. A detached clubhouse building is proposed to the northeast of the apartment building. The clubhouse is 5,581 square feet in area. The site plan includes a pool and courtyard area with several amenities including fire pits, pickleball courts, bocce court, and seating areas.

The site plan also indicates seven detached garage buildings, one maintenance building and a trash enclosure. The trash enclosure is located at the northwest corner of Lot 1.

The final plat indicates three lots. Lot 1 is 11.91 acres in area, Lot 2 is 6.17 acres in area, and Lot 3 is 2.53 acres in area. The final plat also indicates an Outlot (Outlot Z) for storm water maintenance facility and private storm sewer easement.

ACCESS AND PARKING

Two accesses are proposed. One from NW 6th Street and one from NW 2nd Street.

A 10-ft wide trail exists just to the south side of the site and to the east of this site on the west side of NW 2nd Street. A 10-ft wide trail will be installed adjacent to this site along NW 6th Street. 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 415 parking spaces are required for the proposed site plan and they are providing 451 spaces.

UTILITIES

Public utilities will be provided to the site. Water will be provided from the main off of NW 6th Street. Sanitary sewer will be provided from the main located to the south of the site. Storm water management will be provided with detention basins located on site. The Lot 1 site plan includes a detention basin 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 for the site plan on Lot 1 is 45%. Landscape buffers are provided along the south, east and west sides of the site. The landscape plan meets the requirements of the Landscape and Open Space Ordinance.

PARKLAND DEDICATION

Parkland dedication requirements apply to this project because of its residential nature. The required amount of parkland for Lot 1 is 3.22 acres. Staff is currently working with the applicant on how this requirement will be satisfied. There is potential to provide a public trail through the site or provide a fee in lieu of, or a combination of both.

ELEVATIONS

The elevations of the buildings are proposed to be constructed mainly of brick, Hardie Board, and metal roof.

COMPREHENSIVE PLAN

The subject property is primarily classified as Medium Density Residential which is classified as townhome and row home products that are 4 to 12 units per acre in density. While the density proposed is not within the range of the land use classification, the proposed housing options provides an alternative housing option for the Waukee Crossing neighborhood and the City of Waukee. In addition, the amount of amenities provided is a unique aspect to the overall project that has not traditionally been done in previous multi-family residential projects.

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.