

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Converge NW Phase 2 – Preliminary Plat, Final Plat, & Site Plan

PREPARED BY: Andy Kass, AICP, Community Development Director

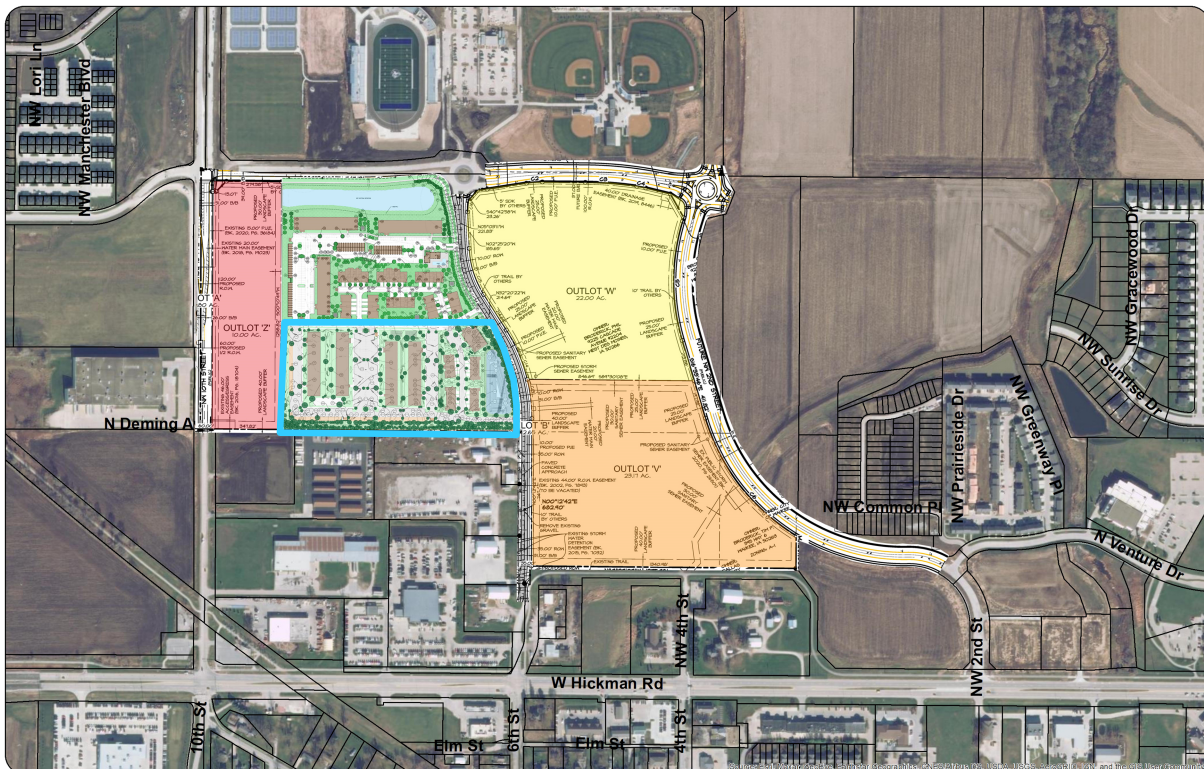
REPORT DATE: January 20, 2022

MEETING DATE: January 24, 2022

GENERAL INFORMATION

- Applicant:** Hubbell Development Services
- Owner:** HR NW Waukee, 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.
- Location and Size:** Property is generally located south of NW Sunrise Drive and east of NW 10th Street, containing approximately 14-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	Single Family Residential & Medium Density Residential	R-3 (Multi-Family Residential District)
North	Converge NW Phase 1	High Density Residential	R-3 (Multi-Family Residential District)
South	Industrial	Single Family Residential & Medium Density Residential	R-3 (Multi-Family Residential District)
East	Vacant – Undeveloped & Townhomes	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District)
West	Vacant	Single Family Residential & Medium Density Residential	C-1 (Community and Highway Service Commercial District)

HISTORY

The subject property is located south of Waukee Northwest High School and east of NW 10th Street. The property is approximately 14-acres in area and was the subject of a rezoning in summer 2021. The lot was originally platted as Outlot X of Waukee Crossing Plat 2.

PROJECT DESCRIPTION

The project involves the construction of four (4) apartment buildings, four (4) townhome buildings, and one (1) clubhouse. The apartment buildings are proposed to be three stories in height and will contain 60 units per building. Apartment unit square footages will range from 673 square feet to 1,383 square feet. Seven (7) separate garage buildings are shown on the site plan that will be available to the apartment residents. The townhome buildings will be a mix of single and two-story units and will have four (4) units per building. Square footages of the units will range from 1,730 square feet to 2,028 square feet. All townhome units will feature a two-car garage. All apartment and townhome units are intended to be rental units. The clubhouse shown on the site plan is 3,154 square feet in area and will feature a communal space and a pool for the use by the complex residents. All proposed buildings comply with the bulk regulations of the R-3 zoning district. Trash service for the apartments will be provided by two separate trash enclosures located on the site. Trash service to the townhome units will be provided by individual receptacles for each unit.

Table 1: Bulk Regulations for the R-3 District

Category	R-3 (minimum)
Front Yard Setback	30 feet (perimeter)
Rear Yard Setback	30 feet
Side Yard Setback	10 feet
Maximum Density	18 units/acre

ACCESS AND PARKING

Access to the property is provided from NW 6th Street. NW Converge Drive will provide access to the townhome units. All streets and access drives internal to the site will be privately owned and maintained.

Sidewalks will be provided throughout the site. In addition, sidewalks will be installed along NW Sunrise Drive and NW 6th Street.

A total of 432 parking spaces are required for the site and the plan identifies 432 parking spaces.

UTILITIES

Utilities will be extended to the site by the developer who is in the process of making the plat improvements. Stormwater management will be provided in a retention basin on the north side of Converge Phase I to the north.

LANDSCAPING & OPEN SPACE

The R-3 zoning district requires 20% open space. The site plan shows that 52.2% open space is being provided on the site. Landscape buffers are required on the east and south sides of the site.

PARKLAND DEDICATION

A total of 2.96-acres of parkland dedication is required. The applicant has proposed to satisfy this requirement with a fee in lieu of land dedication.

ELEVATIONS

Elevations of the available units and clubhouse have been provided by the applicant. Proposed materials include hardboard siding, vinyl siding, asphalt shingles, and brick or stone.

LOTS

One lot is shown on the preliminary plat and final plat. Lot 1 is 14.33-acres in area. Lot 1 complies with all requirements of the R-3 zoning district.

STAFF RECOMMENDATION

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