



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Spring Crest Townhomes Plat 3 – Final Plat & Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: February 9, 2024

MEETING DATE: February 13, 2024

GENERAL INFORMATION

Owner/Applicant:

Springcrest Townhomes Waukee 2, LLC

Owner's Representative:

Korey Marsh, P.E. with Snyder & Associates, Inc.

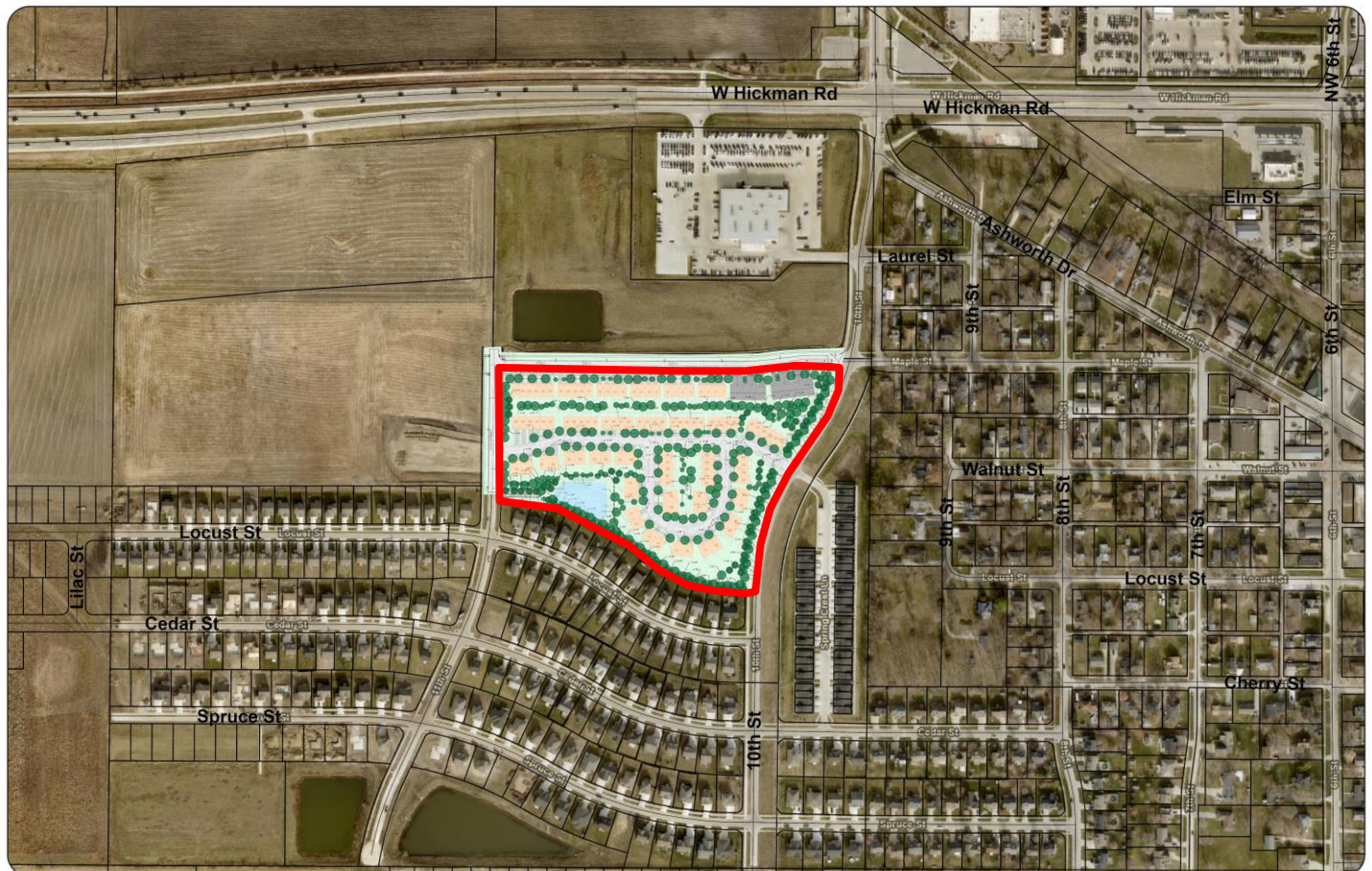
Request:

The applicant is requesting approval of a final plat and site plan for a townhome development.

Location and Size:

Property is generally located south of Maple Street and west of 10th Street, containing approximately 13.78-acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped / Townhomes	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 subject property recently had a final plat and site plan approved for 116 lots/units in June 2022. Two of the townhome buildings from that site plan approval were completed for a total of 11 units at the northeast corner of the property. The applicant is now requesting a new final plat and site plan be approved because ownership is intended to change for the remainder of the lots. The new footprints vary in size from the originally approved units, resulting in the need to replat. The proposed site plan also reduces the number of overall units by two. In addition, building elevations will be different than what was previously approved.

PROJECT DESCRIPTION

LOTS & SITE PLAN

The final plat and site plan identifies a total of 103 lots that are intended for townhome development. The lots range in size from 1,300 square feet to 2,500 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 I.

Table I: R-4 requirements.

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

The units to be constructed within the proposed development will be owner-occupied units. A total of 103 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 1,368 square feet to 1,642 square feet. The planned square footages for the 2-unit living spaces will be approximately 2,525 square feet. 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 27 will be accessed via Maple Street on the north side of the plat. 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 10th Street and sidewalks along Maple Street and 11th Street will be installed.

UTILITIES

Units 1 through 27 will be serviced from public utilities. All other units will be serviced by private utilities that have been extended through the development. Stormwater detention will be provided in a pond in the southwest corner of the site. The homeowner's 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 lap siding, board and batten, shake siding, stone, and asphalt shingles. 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 3 subject to remaining staff comments and review of the legal documents.