

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Village Apartments –
Preliminary Plat, Final Plat, and Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning
Coordinator

REPORT DATE: August 22, 2024

MEETING DATE: August 27, 2024

GENERAL INFORMATION

Applicant:

Prairie Village of Iowa, LLC

Owner:

Prairie Village of Iowa, LLC

Project Manager:

Jared Murray, P.E., Civil Design Advantage

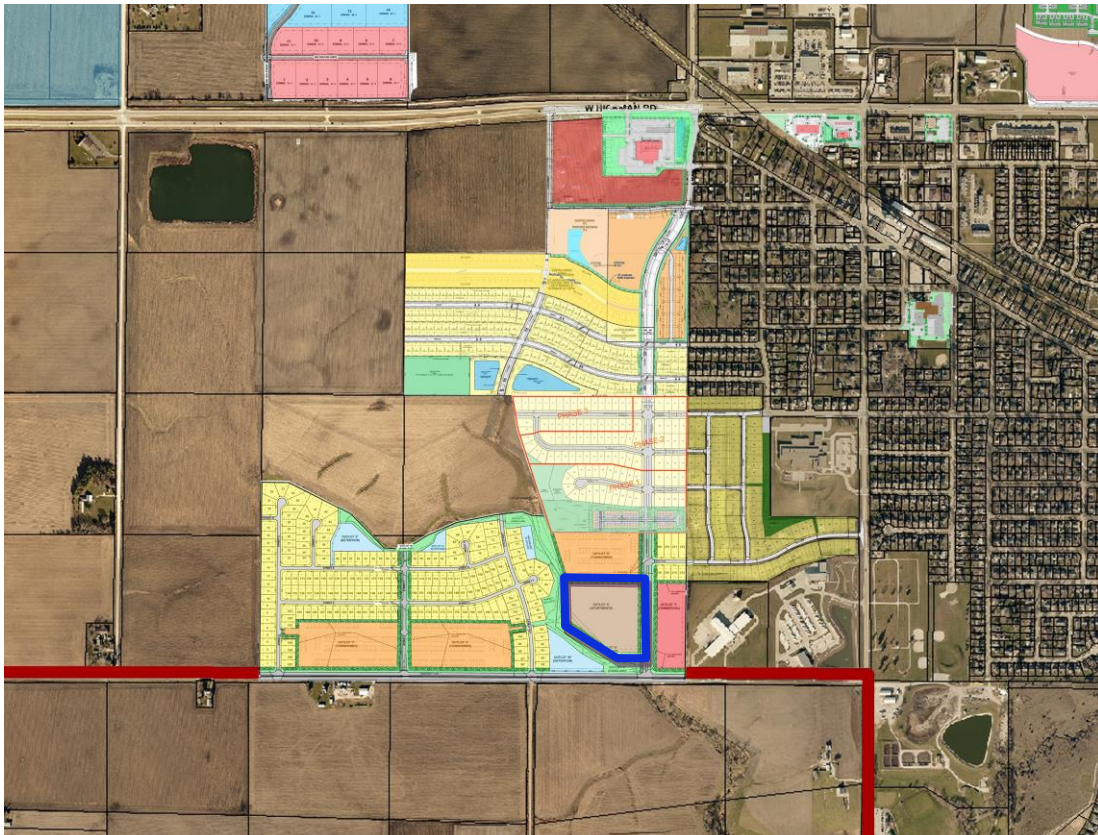
Request:

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

Location and Size:

Property is generally located north of University Avenue and west of 10th Street, containing approximately 11.97 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	Community Commercial/High Density Residential	R-3 (Multi-Family Residential District)
North	Prairie Village Townhomes	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
South	Open Space / University Avenue	Open Space	R-2 (One- and Two-Family Residential District)
East	Vacant - Undeveloped	Institutional	C-1 (Community and Highway Service Commercial District)
West	Open Space / Single Family Residential	Open Space, Medium Density Residential, and High Density Residential	R-3 (Multi-Family Residential District)

BACKGROUND

The subject property was originally rezoned from A-1, Agricultural District, to R-3, Multi-Family Residential District, with the overall rezoning for the Prairie Village Development. The R-3 zoning district allows for the development of apartments.

PROJECT DESCRIPTION

The project includes three apartment buildings for a total of 148 apartment units for the site. All apartment buildings are three-stories tall. The project also includes a clubhouse with a pool and several garage buildings. Two of the apartment buildings include 50-units each and one of the apartment buildings includes 48-units.

Several trash enclosures are shown located throughout the site. A monument sign is proposed at the entrance along 10th Street.

The final plat includes one lot and two outlots. Outlot Z will be dedicated to the City of Waukee for parkland dedication and Outlot Y will be utilized as open space to be owned and maintained by the property owner.

ACCESS AND PARKING

Two accesses will be provided into this site off of 10th Street. The access along the north side of the site is a shared access with the townhome development to the north. A third access will be provided between this property and the adjacent property to the north, located at the northwest corner of the site. Ingress/egress easements will be provided across the private drives to allow access throughout the development.

A total of 289 parking spaces are required for this project and a total of 292 spaces are provided, including 8 accessible spaces. The parking totals include 20 garage parking spaces.

SIDEWALKS/TRAILS

A ten-foot wide trail will be installed along the west side of 10th Street, adjacent to this site. A trail easement will be provided through this site to allow future trail construction. Pedestrian connections will be provided

into the site from the public trail along 10th Street. Several sidewalks are proposed interior to the site to allow pedestrian access throughout the multi-family development.

UTILITIES

This site will be serviced with all public utilities. Sanitary sewer will be brought into the site from the south and water service will be brought into the site from 10th Street. All utilities within the site will be privately owned and maintained.

Storm water will be collected in detention basins located at the south and west sides 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 56%.

This project includes 25-foot landscape buffers along both the north and east sides of the site. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

PARKLAND DEDICATION

Parkland dedication is required because of the residential nature of the project. The applicant is providing 0.57-acres of parkland dedication with this project. More parkland dedication is being provided with other plats that are a part of the overall Prairie Village development.

ELEVATIONS

The elevations of the buildings will be constructed of mostly stone and vinyl siding. The roofing material is proposed to be asphalt shingles. Elevations of the proposed buildings have been provided for review.

PHOTOMETRIC PLAN

The applicant has provided a lighting plan which meets the requirements of the Site and Building Development Standards.

COMPREHENSIVE PLAN

The Comprehensive Plan classifies the subject property as Community Commercial and High Density Residential. The High Density Residential classification provides for a variety of higher density residential development forms, including townhomes, row houses, patio homes, apartments, condominiums, and various forms of senior housing. The Plan states that neighborhoods should include a variety of housing options that accommodate a range of needs, price points and life stages of residents.

STAFF RECOMMENDATION

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