

**BUSINESS OF THE CITY COUNCIL
WINDSOR HEIGHTS, IOWA
AGENDA STATEMENT**

Item No. 6
For Meeting of 08/06/07

ITEM TITLE: A resolution approving site plan for 2004 63rd Street.

<u>Site Characteristic</u>	<u>Proposed Site</u>	<u>Code Reference</u>
Address	2004 63rd Street	
Zoning District	Urban Family Residential	Table 4-1 (Pg. 41-38)
Proposed Use	Townhouse (Permitted in R-3)	Pg. 41-16
Current Use	Single-Family Home	
Lot Size	25,680 Sq. Ft.	
Frontage	150 feet	
Assessed Value	\$88,800	

Quick Summary:

2004 63rd Street is currently used as a single family residence. The existing home has been unoccupied for a considerable period of time. Timberline Builders has proposed redeveloping the site for an eight-unit townhouse complex. Under the proposed plan, each unit would be 930 sq. ft. and have a two-car garage. The expected assessed valuation of the project is approximately \$1,000,000. The submitted plans are included in your packet.

The Planning and Zoning Commission reviewed the plan on May 29th and issued a positive recommendation to the City Council.

City staff, including the building inspector and landscape consultant, has reviewed the site plan, landscape plan, and stormwater plan.

The landscape plan calls for minimal removal of existing trees and 12 mature trees will remain on site. The landscape plan includes only plants from the Hickman Overlay District approved planting list. Plant schedule is as follows:

- Carpinus Caroliniana (American Hornbeam): 6 trees, 2 inch caliper (approximately 6 feet tall)
- Spirea Bumalda (Froebel Spirea): 8 bushes, 2 gallon size plants.
- Euonymous Alatus (Dwarf Burning Bush): 16 bushes, 2 gallon plant size.

The stormwater plan includes a porous asphalt detention cell. The porous asphalt detention cell is an example of low impact design and will allow all stormwater to be maintained and infiltrated on-site. Stormwater calculations are being reviewed by a qualified engineer and their findings will be available at Monday's meetings.

The table below illustrates the site plan's conformance with the minimum site development standards of the zoning code.

Regulator*	Standard	Proposed Site	Code Reference
Site Area Per Unit	3,000 Sq. Ft Min.	3,210 Sq. Ft./Unit	Section 41.60
Min. Width Per Unit	25 feet	25 feet	Section 41.60
Min. Front Yard	35 feet	35 feet	Table 4-3
Min. Rear Yard	35 feet	35 feet	Table 4-3
Min. Side Yard	7 ft. each side	7 ft. each side	Table 4-3
Min. Total Side Yard	15 feet total	16 feet total	Table 4-3
Max. Building Height	35 feet	Need to determine	Table 4-3
Max. Building Coverage	50% of Site	31% of Site	Table 4-3
Max. Impervious Coverage	60% Of Site	Roughly 50%	Table 4-3
Min. Parking Spaces	1.5/1BR Unit or 2/Unit	4 spaces/Unit	

*Pertinent Sections of Zoning Code Include Table 4-3 (Pg. 41-47) and Section 41.60 (Pg. 41-72)

The table below indicates staff review according to standards set forth in Table 12-1 of the Zoning Code:

Land Use Compatibility	CRITERIA	Site Plan Review
Height and Scale		
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	Satisfied
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	Change in use will require pre-existing set-backs to be changed.
Building Coverage	Building coverage should be similar to that of surrounding development of possible. Higher coverage should be mitigated by landscaping or site amenities.	Staff recommends an 8' wooden privacy fence be added to mitigate impact of higher building coverage.
Site Development		
Frontage	Project frontage along a street should meet minimum frontage requirements and provide reasonable exposure for the development.	Satisfies
Parking and Internal Circulation	Parking should serve all structures with minimal conflicts between pedestrians and vehicles. All structures must be accessible to public safety vehicles. Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.	Satisfies Satisfies Satisfies
Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainageways should be preserved.	Landscape plan conforms to HOD planting recommendations. Review for any changes.
Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations	Design and building materials are appropriate for the surrounding residential area.

Operating Characteristics		
Traffic Capacity	Project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	Satisfied
External Traffic Effects	Project design should direct non-residential traffic away from residential areas.	Satisfied
Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	Not Applicable
Outside Storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	Satisfied
Public Facilities		
Sanitary Waste Disposal	Developments within 500 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.	Satisfied
	Sanitary sewer must have adequate capacity to serve development.	Satisfied
Storm Water Management	Development should handle storm water adequately to prevent overloading of public storm water management system.	Development contains all stormwater onsite.
	Development should not inhibit development of other properties.	Satisfied
	Development should not increase probability of erosion, flooding, landslides, or other run-off related effects.	Professional is reviewing stormwater drainage calculations.
Utilities	Project must be served by utilities.	Satisfied

Staff Findings


- Site plan conforms to minimum standards set forth in the zoning code.
- Landscape plan conforms to planting recommendations of the Hickman Overlay District.
- Property tax revenue from parcel would increase more than ten-fold, estimated increase from \$501.82 to \$5,652.13 per year.

Recommendations:

Staff recommends the City Council approve the site plan on the following conditions:

- Require privacy fence for screening for nearby residences.
- Plan is recommended for approval contingent on positive recommendation from the stormwater calculations review.

Please feel free to phone with any questions. City Hall's number is 279-3662. Thank you.

<input checked="" type="checkbox"/> Resolution _____ Ordinance _____ Contract _____ Other (Specify) _____
Funding Source _____
APPROVED FOR SUBMITTAL _____ 
_____ City Administrator

STAFF RECOMMENDATION: Pass resolution on a roll call vote.

COUNCIL ACTION: