

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Prairie Crossing Townhomes – Preliminary Plat, Final Plat, & Site Plan – **PREPARED BY:** Andy Kass, AICP, Senior Planner

**REPORT DATE:** April 26, 2018

**MEETING DATE:** April 19, 2018

### GENERAL INFORMATION

**Applicant:** Grayhawk Homes of Iowa

**Owner:** Alice's LC

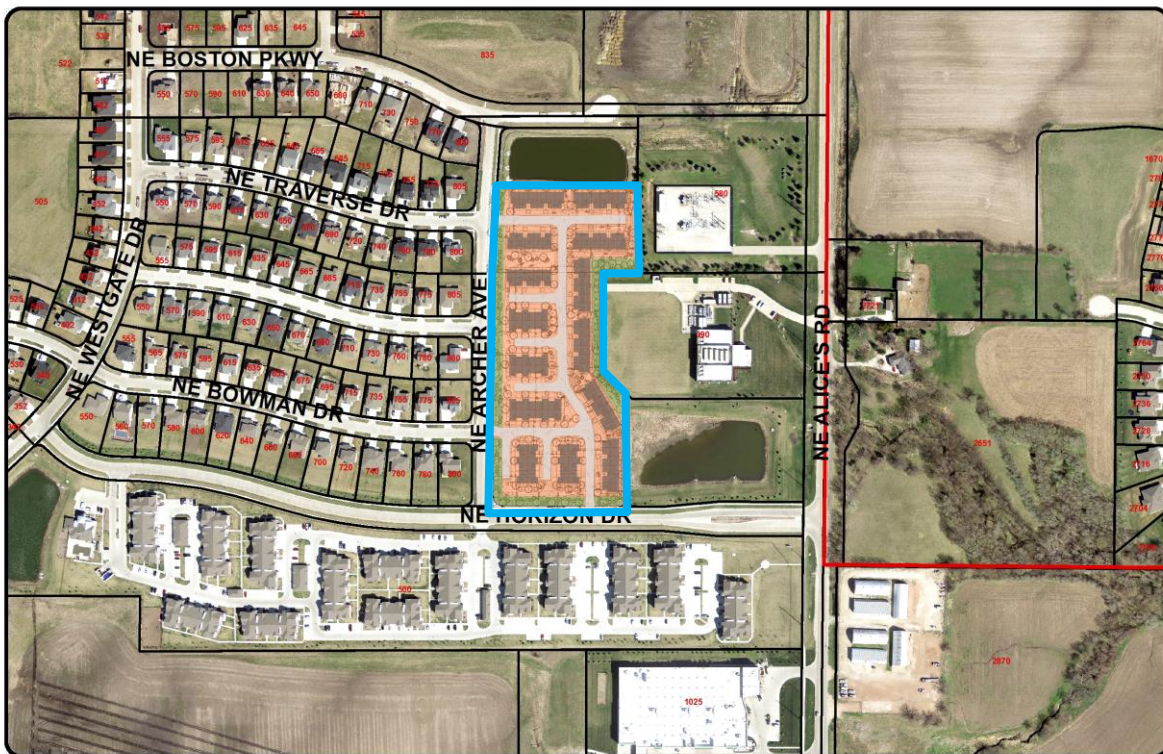
**Engineer:** Chuck Bishop, P.E., Bishop Engineering

**Request:** The applicant is requesting approval of a preliminary plat, final plat, and site plan for a townhome development.

**Location and Size:** Property is generally located north of NE Horizon Drive, east of NE Archer Avenue containing approximately 7.97 acres.

**Legal Description:** Lot 56 of Prairie Crossing Plat 5 and Lot 31 of Prairie Crossing Plat 5

### 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	Neighborhood Residential	R-4 (Row Dwelling & Townhome District)
North	Regional Detention Facility	Neighborhood Residential	C-4 (Office Park Commercial District)
South	Prairie Grass Apartments	Neighborhood Residential	R-3 (Multi-Family Residential District)
East	MidAmerican Energy Substation / OneNeck Data Center	Neighborhood Residential	C-1 (Community & High Way Service Commercial District) & C-4 (Office Park Commercial District)
West	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential District)

## HISTORY

The subject property was rezoned from C-4 (Office Park Commercial District) to R-4 (Row Dwelling & Townhome District) in early 2018. During the rezoning the applicant and property owner worked with the data center adjacent to the east to come to an agreement related to noise levels created by the data center. The layout provided during the rezoning is the layout that has been shown on the proposed site plan.

## PROJECT DESCRIPTION

The project involves the construction of fourteen (14) townhome/rowhome buildings for a total of 84 townhome units. Nine of the buildings will be rowhome buildings and will have five (5) to six (6) units per building. Units within these buildings will range in size from 1,906 square feet to 1,919 square feet. The remaining five (5) buildings will have back-to-back units and will have six (6) to eight (8) units per building. Units within these buildings will be 1,586 square feet in area. The project will be completed over the course of two phases. Phase 2 will begin once approximately one-half of the units in Phase 1 are completed. The provided final plat identifies that each unit will be platted on its own lot. The applicant intends to sell the individual units to homebuyers.

## R-4 DISTRICT - BULK REGULATIONS

Criteria	Required	Proposed
Front Yard Setback	30 feet	40 feet
Side Yard Setback	15 feet (total)	20 feet
Rear Yard Setback	30 feet	30 feet
Maximum Height	40 feet	26.1 feet
Maximum Number of Stories	3 stories	2 story
Lot Width	20 feet	26 feet to 30 feet
Lot Area per unit	3,500 square feet	4,133 square feet

## **ACCESS AND PARKING**

Two access points will be off of NE Archer Avenue and one access point off of NE Horizon Drive. The Parking Ordinance requires a minimum of 2 parking spaces per unit and 1 visitor space for every five (5) units. A total of 185 parking spaces are required and the site plan indicates a total of 188 parking spaces. All streets internal to the site will be privately owned and maintained by a homeowners association.

## **UTILITIES**

All utilities have been extended to the site with the infrastructure improvements associated with the previous phases of the Prairie Crossing development. Storm water detention will be provided in the regional pond east of the property and the regional pond north of the property. All utilities within the development will be privately owned and maintained by a homeowners association.

## **LANDSCAPING & OPEN SPACE**

A total of 20% open space is required for the development. The Site Plan indicates that 37% open space will be provided. As part of the landscaping requirements, two (2) trees per unit are required and a 25 foot landscape buffer will be required along the west, south, and east plat lines

## **ELEVATIONS**

Elevations of the proposed buildings have been provided for review along with a color scheme plan. The proposed materials of the units include vinyl siding and trim, cultured stone, and asphalt shingles.

## **LIGHTING PLAN**

No exterior lighting for the internal streets has been proposed. General exterior house lighting will be provided on the exterior of each unit.

## **COMPREHENSIVE PLAN**

The 2008 Comprehensive Plan classifies the subject property as Neighborhood Residential. The Neighborhood Residential classification provides for a variety of housing types, including townhomes and rowhomes. The Plan states that neighborhoods should include a variety of housing options that accommodate a range of needs, such as, 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.