

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Spring Crest Townhomes – Preliminary Plat, Final Plat, & Site Plan

**PREPARED BY:** Andy Kass, AICP, Senior Planner

**REPORT DATE:** May 18, 2018

**MEETING DATE:** May 22, 2018

### GENERAL INFORMATION

**Applicant:**

Spring Crest Partners, LLC

**Owner:**

Spring Crest Partners, LLC

**Engineer:**

Eric Cannon, P.E., Snyder & Associates

**Request:**

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

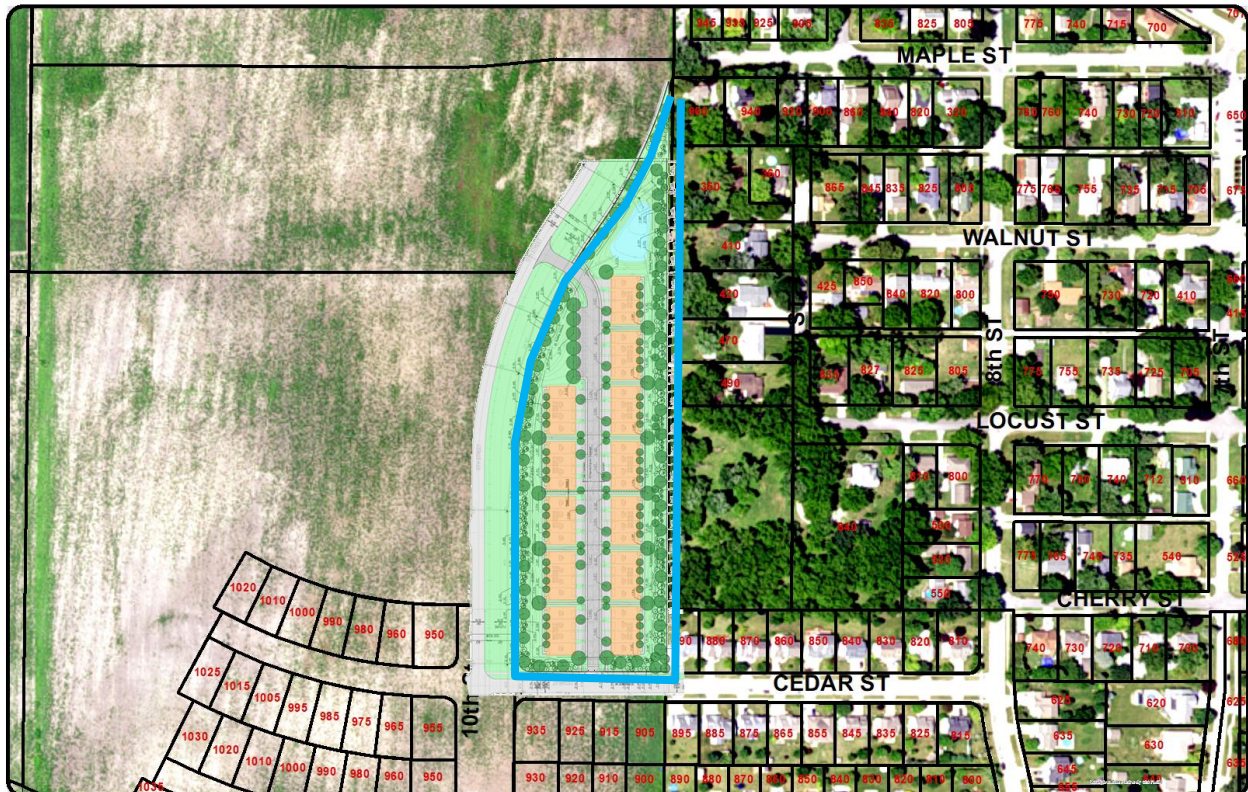
**Location and Size:**

Property is generally located north of Cedar Street, east of 10<sup>th</sup> Street containing approximately 6.38 acres.

**Legal Description:**

Outlot X of Spring Crest Plat 1

### 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	Vacant – Undeveloped	Neighborhood Residential	R-4 (Row Dwelling & Townhome District) & C-1 (Community & Highway Service Commercial District)
South	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential District)
East	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential District)
West	Vacant – Undeveloped	Neighborhood Residential	R-2 (One & Two Family Residential District) & R-4 (Row Dwelling & Townhome District)

**HISTORY**

The subject property was rezoned to R-4 in 2016 after it was annexed into the City. Since 2016 there have been two preliminary plats for the overall Spring Crest development, however, the layout of this particular property has not changed. This lot was subsequently platted as an outlot for future development with Spring Crest Plat I.

**PROJECT DESCRIPTION**

The project involves the construction of twelve (12) townhome/rowhome buildings with a total of 48 townhome units. All buildings will have four units per building. The project will be completed over the course of two phases. 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	45 feet & 55 feet
Side Yard Setback	15 feet (total)	20 feet
Rear Yard Setback	30 feet	30 feet
Maximum Height	40 feet	25 feet
Maximum Number of Stories	3 stories	2 story
Lot Width	20 feet	25 feet to 26.50 feet
Lot Area per unit	3,500 square feet	4,540 square feet

## **ACCESS AND PARKING**

Access to the development will be off of Cedar Street on the south side and 10<sup>th</sup> Street on the west side. The Parking Ordinance requires a minimum of 2 parking spaces per unit and 1 visitor space for every five (5) units. A total of 106 parking spaces are required and the site plan indicates a total of 111 parking spaces. Visitor spaces are located on the north end of the development. 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 Spring Crest development. Storm water detention will be provided in a pond on the north side of the development and in an existing pond southwest 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 54% 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 prefinished hardi plank siding, cultured stone, and asphalt shingles. Architectural accents such as corbels, columns, and dormers have been included on the buildings as well.

## **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.