

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Somerset Oaks Phase 2 – Site Plan

PREPARED BY: Andy Kass, AICP – Senior Planner

REPORT DATE: July 6, 2018

MEETING DATE: July 10, 2018

GENERAL INFORMATION

Applicant / Owner:

Somerset Oaks Two, LLC

Engineer:

Keith Weggen, ASLA, Civil Design Advantage, LLC

Request:

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

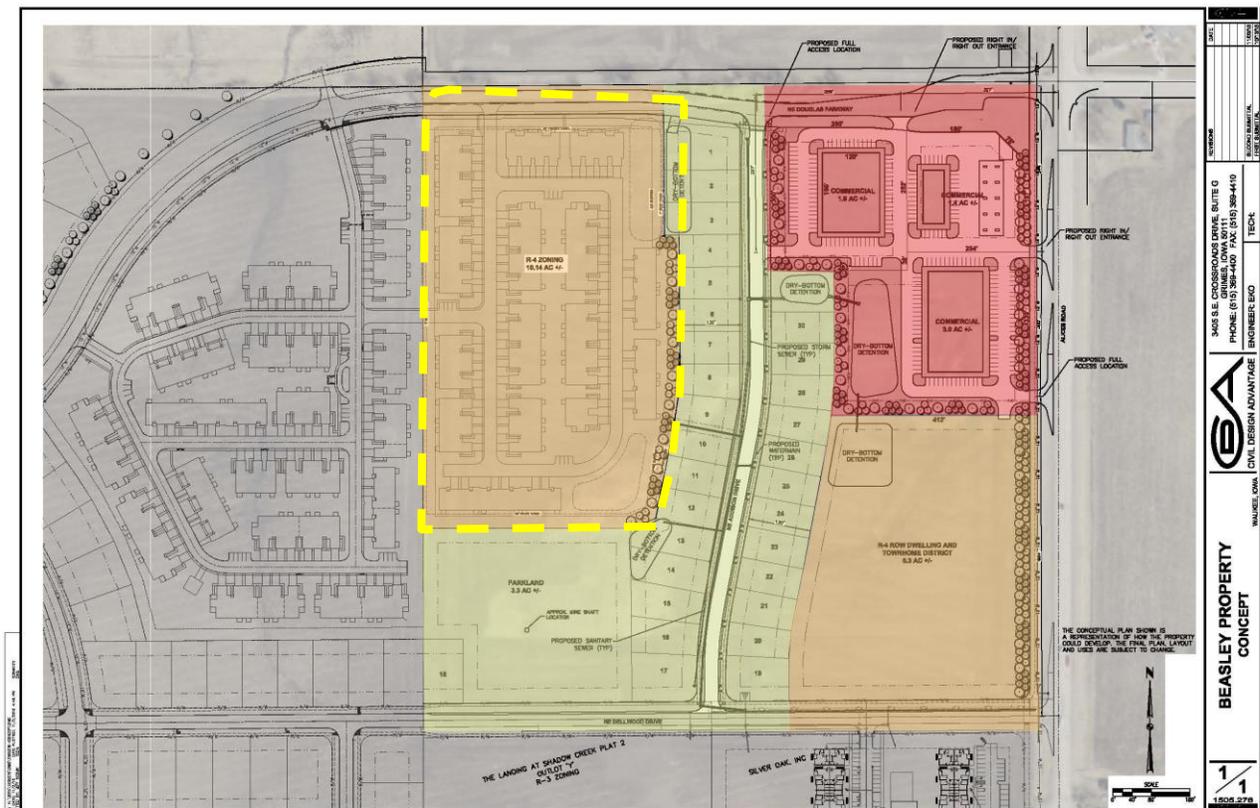
Location and Size:

Property is located south of NE Douglas Parkway and west of NE Addison Drive, containing approximately 10.20 acres.

Property Address:

700 NE Douglas Parkway

AREA MAP



ABOVE: Aerial of subject property (outlined in **YELLOW**) 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	City of Clive	N/A	N/A
South	Landing at Shadow Creek Neighborhood	Neighborhood Residential	R-2 (One & Two Family Residential District)
East	Landing at Shadow Creek Neighborhood	Neighborhood Residential	R-2 (One & Two Family Residential District)
West	Somerset Oaks Phase 1	Neighborhood Residential	R-4 (Row Dwelling & Townhome District)

HISTORY

The subject property was rezoned in 2015 to R-4 as part of the Landing at Shadow Creek Plat 4 rezoning. The applicant intends to construct a second phase of the existing Somerset Oaks development that is directly to the west of the subject property. The first phase of Somerset Oaks consisted of 19 buildings with a total of 100 townhome units.

PROJECT DESCRIPTION

The second phase includes the construction of 16 new buildings with a total of 73 townhome units. Buildings will range in size from 3 units to 6 units per building and will be 5,464 square feet to 10,644 square feet. All units will be for rent and will be single-story. The site plan identifies the mail kiosk for residents to be located on the south side of the development. Garbage and recycling service to the units will be provided curbside so no trash enclosures have been indicated on the site plan.

ACCESS AND PARKING

Access to the property will be provided on the north side off of NE Douglas Parkway. Additional access is provided on the west side with a connection to an existing street that was constructed as part of the first phase of the development. All streets within the development will be privately owned and maintained by the owner of the property.

A total of 161 parking spaces are required for this development. 2 spaces per unit and 1 space for every 5 units are required. The site plan indicates that a total of 170 spaces are provided across the site.

SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed along the south side of NE Douglas Parkway as part of the improvements to the site. Sidewalks will also be provided along one side of the street internal to the development.

UTILITIES

Utilities were extended to the site as part of the improvements with The Landing at Shadow Creek Plat 4. All utilities internal to the site will be owned and maintained by the ownership group of the development. Storm water management will be provided within two dry bottom detention basins on the east side of the site. The maintenance of these basins will also be the responsibility of the ownership group of the development.

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 46%. This site includes 25-foot landscape buffers on the north, south, and east sides of the property. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

Three building types are proposed to be constructed throughout the project. The proposed unit types are consistent with each other and are similar to what was constructed in Phase I. Each building features cultured stone, various vinyl siding and trim, asphalt shingles and gables on the front side.

PARKLAND DEDICATION

Parkland dedication requirements were satisfied when the final plat for The Landing at Shadow Creek Plat 4 was approved. The developer dedicated the property to the south to the City.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Somerset Oaks Phase 2 subject to remaining staff comments.