



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Landing at Shadow Creek Plat 5 – **PREPARED BY:** Andy Kass AICP, Senior Planner
Final Plat

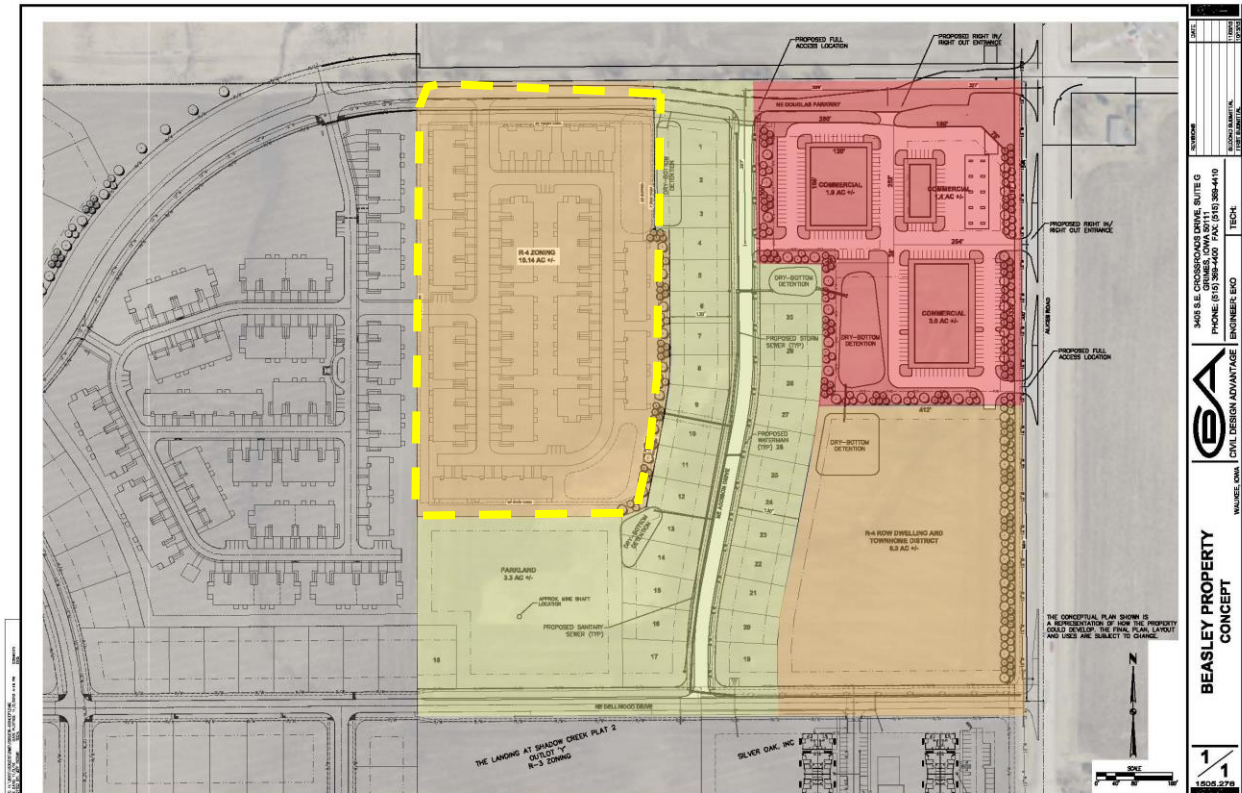
REPORT DATE: January 4, 2019

MEETING DATE: January 8, 2019

GENERAL INFORMATION

- Applicant:** Somerset Oaks Two, LLC
- Owner:** Somerset Oaks Two, LLC
- Owner's Representative:** Keith Weggen, PLA, Civil Design Advantage, LLC
- Request:** The applicant is requesting approval of a final plat 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.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **ORANGE**).

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 second phase was approved by the City Council in 2018. The first phase of Somerset Oaks consisted of 19 buildings with a total of 100 townhome units and was completed in early 2018.

PROJECT DESCRIPTION

LOTS

The final plat identifies one (1) lot to be platted. Lot 1 is 10.19-acres in area. Not outlots are included as part of the final plat. The proposed townhome development will be owned by one company and all units are rentals, so individual lots for each unit are not required.

STREETS AND TRAIL

No public streets are included as part of this development. All internal streets will be privately owned and maintained. No trails are included as part of the development. Five-foot-wide sidewalks will be constructed along NE Douglas Parkway when the property develops. Sidewalks are included along one side of each private street within the development.

UTILITIES

All utilities within the development will be privately owned and maintained. Storm water detention areas will also be owned and maintained by the property owner.

PARKLAND

Parkland dedication was satisfied with The Landing at Shadow Creek Plat 4.

STAFF RECOMMENDATION

The plat is in conformance with the Subdivision and Zoning Ordinances. Staff recommends approval of the final plat for The Landing at Shadow Creek Plat 5 subject to remaining staff comments and review of the legal documents.