

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods South Townhomes – Preliminary Plat, Site Plan and Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

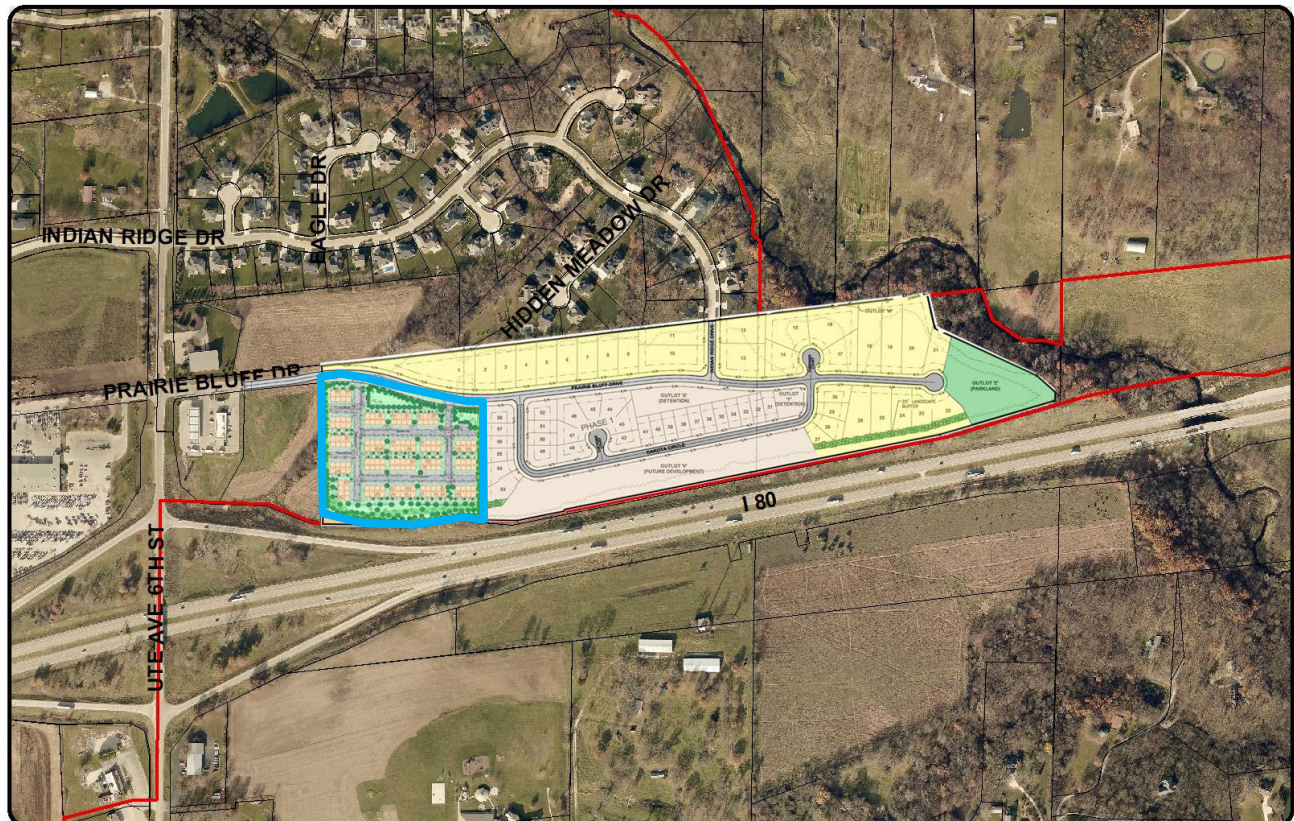
REPORT DATE: May 8, 2020

MEETING DATE: May 12, 2020

GENERAL INFORMATION

Applicant:	Element 119
Owner:	West Side Land Company
Project Manager:	Erin Ollendike, PE, Civil Design Advantage
Request:	The applicant is requesting approval of a preliminary plat, site plan and final plat for a multi-family townhome development.
Location and Size:	Property is located north of Interstate 80 and east of Ute Avenue/R-22, containing approximately 8.47 acres.

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	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
North	Vacant – Undeveloped	Medium Density Residential	R-1 (Single Family Residential District)
South	Interstate 80	N/A	N/A
East	Vacant – Undeveloped	Medium Density Residential	R-2 / PD-1 (One and Two Family Residential District with a Planned Development Overlay)
West	Agricultural and Retail	Community Commercial	A-1 (Agricultural) & C-1 (Community & Highway Service Commercial District)

BACKGROUND

The subject property was originally platted as Outlot ‘T’ of Painted Woods South Plat I. The property was zoned R-4, Row Dwelling and Townhome Dwelling District, with the overall rezoning for the Painted Woods South Development. The R-4 zoning district allows for the development of townhomes, which is what is proposed with this project.

PROJECT DESCRIPTION

The project includes a total of 20 townhome buildings with a total of 84 townhome units for the entire site. Each unit accounts for one lot for a total of 84 corresponding lots. The buildings range between four or five units per building. The lots range in size from about 1,300 – 1,700 square feet. Each unit is approximately 1,450 square feet in size. The units are intended to be owner-occupied.

The project will be completed in three phases. Phase 1 includes the northern portion of the site. This phase includes a total of 8 townhome buildings (33 units). Phase 2 includes the southeast portion of the site – 7 townhome buildings (31 units). Phase 3 includes the southwest portion of the site – 5 townhome buildings (20 units). There is a detention basin located at the north side of the site.

The final plat identifies the 84 townhome lots as well as Outlot ‘Z’ for all of the common areas, including the private streets, open space, and detention basin. The outlot will be owned and maintained by the homeowner’s association.

One monument sign is proposed at the west entrance to the site.

ACCESS AND PARKING

Two accesses are provided to this site off of Prairie Bluff Drive. All streets interior to the site will be privately owned and maintained by the association.

A total of 185 parking spaces are required for this project (1 space per 5 units for visitor parking, plus 2 spaces per unit) and a total of 353 spaces are provided, including 2 accessible parking stalls. This includes 2 attached garage spaces per unit.

SIDEWALKS/TRAILS

An eight-foot wide trail will be included to the north of the site, along the south side of Prairie Bluff Drive. Five-foot wide, private sidewalks are shown throughout the development in order to provide internal pedestrian access as well as provide access to and from the trail located along the public street.

UTILITIES

This site will be serviced with all public utilities. Sanitary sewer and water services will be brought into the site from Prairie Bluff Drive. All utilities within the site will be privately owned and maintained.

Storm water will be accommodated with the detention basin located on the north side of the site. This pond will be owned and maintained by the townhome owner's association.

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 39%.

This project includes 25-foot landscape buffers along all sides of the site. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

ELEVATIONS

The elevations of the buildings are proposed to be constructed of Hardie siding, Hardie Board and Batten siding, and stone veneer. All buildings are two-story and each unit includes a two-car garage. There are several color palettes proposed in different shades of gray, tan and white. Elevations of the proposed buildings have been provided for review along with the proposed color schemes.

LIGHTING PLAN

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

COMPREHENSIVE PLAN

The Comprehensive Plan classifies the subject property as Medium Density Residential. The Medium Density Residential classification provides for a variety of attached side by side townhome and row home products. The Plan states that neighborhoods should include a variety of housing options that accommodate a range of needs, price points and life stages of residents.

STAFF RECOMMENDATION

The proposed preliminary plat, site plan and final plat are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to any remaining staff comments and review of the legal documents.