

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Pitch Plat 1 – Preliminary Plat, Final Plat, & Site Plan

PREPARED BY: Andy Kass, Community Development Director

REPORT DATE: July 8, 2022

MEETING DATE: July 12, 2022

GENERAL INFORMATION

Applicant:

Lloyd Companies

Owner:

Pitch, LLC

Owner's Representative:

Erin Ollendike, P.E. – CDA

Request:

The applicant is requesting approval of a preliminary plat, final plat, and site plan for a multi-family residential development.

Location and Size:

Property is generally located south of NE Douglas Parkway and east of NW 2nd Street, containing approximately 9.22-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	Single Family Residential	R-3 (Multi-Family Residential District)
North	Prairie Rose Plat 3	Single Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
South	Vacant - Undeveloped	Single Family Residential	R-4 (Row Dwelling & Townhome District)
East	Future Prairie Rose Phases	Single Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
West	Triumph Park	Institutional	A-1 (Agricultural District)

HISTORY

The subject property is located south of NW Douglas Parkway and east of NW 2nd Street. The property was included in the Prairie Rose Phase II rezoning and preliminary plat that were both approved in 2021. The subject property as platted as Outlot Y of Prairie Rose Plat 3.

PROJECT DESCRIPTION

The project involves the construction of three (3) apartment buildings and one (1) clubhouse. The total number of units proposed is 162 units. Building #1 will include 72 units, Building #2 will include 36 units, and Building #3 will include 52-units. Each apartment building is three stories in height and 38-feet tall overall. The footprints of each building will range from 12,140 square feet to 25,090 square feet. The clubhouse is shown to be 2,680 square feet and is in the southeast corner of the site. A pool will be included with the clubhouse. Additional amenities for the residents are shown on the north side of the site including a dog park and a playground area.

The preliminary plat and final plat identify the creation of one (1), 9.22-acre lot that is to be created. The proposed Lot 1 meets the requirements of the R-3 zoning district.

ACCESS AND PARKING

Access to the property is shown to be provided NW 2nd Street and NW Douglas Parkway. The access point for Buildings #1 and #2 will be from NW 2nd Street. The access point or Building #3 will be from NW Douglas Parkway. The access to Building #3 will be restricted to a right-in/right-out access point when NW Douglas Parkway is widened in the future.

A five-foot sidewalk will be provided along NW 2nd Street and a 10-foot trail will be provided along NW Douglas Parkway.

A total of 341 parking spaces are required for the overall development. The site plan indicates 390 parking spaces.

UTILITIES

Sanitary sewer and water services were extended to the property as part of the Prairie Rose Plat 3 improvements. Sanitary sewer and water exist to the site and stormwater management is accommodated in the center of the site. The owner of the property will be responsible for the ownership and maintenance of the detention areas and the private utilities within the site.

LANDSCAPING & OPEN SPACE

A 25-foot landscape buffer will be provided along all side of the development. A minimum amount of 20% of open space is required and the site plan identifies that a total of 45% of open space is being provided.

PARKLAND DEDICATION

A total of 1.84-acres of parkland dedication is required. Parkland dedication will be satisfied with future dedication as part of the single-family residential development to the east.

ELEVATIONS

Elevations of the available units have been provided by the applicant. Proposed materials include hardboard siding, asphalt shingles, and stone.

STAFF RECOMMENDATION

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