

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Courtyards at Parkside Plat 2 – Preliminary Plat/Site Plan & Final Plat **PREPARED BY:** Melissa DeBoer, AICP – Senior Planner

REPORT DATE: August 5, 2022

MEETING DATE: August 9, 2022

GENERAL INFORMATION

Owner/Applicant:

Courtyards at Parkside, LLC

Owner's Representative:

Keith Weggen – Civil Design Advantage

Request:

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

Location and Size:

Property is generally located north of NW Douglas Parkway and east of NW 10th Street containing approximately 27.40-acres more or less.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) 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 & Medium Density Residential	R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay) & R-3 (Multi-Family Residential District) / PD-1 (Planned Development Overlay)
North	Vacant - Undeveloped	Single Family Residential & Open Space	R-2 (One & Two Family Residential District) & COS (Conservation & Open Space District)
South	Triumph Park / NW High School	Institutional	A-1 (Agricultural District)
East	Courtyards at Parkside Plat 1	Single Family Residential & Medium Density Residential	R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
West	Vacant - Undeveloped	Single Family Residential & High Density Residential	R-3 (Multi-Family Residential District) & R-4 (Row Dwelling & Townhome District)

HISTORY

The subject property is located within the Courtyards at Parkside development that was rezoned in Spring 2021 to allow for a villa style detached townhome development located north of Triumph Park and Waukeg Northwest High School. The property is part of a planned development that includes provisions to allow the following uses to be constructed within the area zoned R-3/PD-1: detached townhomes, attached townhomes, apartments, and condominiums. In addition, the Planned Development includes provisions to allow the following uses to be constructed within the area zoned R-4/PD-1: detached townhomes and attached townhomes.

PROJECT DESCRIPTION

The project involves the construction of 76 detached villa style townhomes. Each unit will vary in size depending upon the unit chosen by each buyer. The floor areas of the units range in size from 1,500 square feet to 2,000 square feet or more. All units will be owner-occupied units. The units will not have basements.

The preliminary plat and final plat indicate that the property is to be divided into 76 lots and one outlet. Each unit will be on its own lot. The lots range in size from 4,014 square feet to 5,590 square feet. Outlet Z encompasses the common areas including the private streets. Outlet Z will be owned and maintained by the homeowner's association.

ACCESS AND PARKING

Access to the property is shown to be provided from NW 6th Street and NW Douglas Parkway. NW Creekside Drive and NW Prairie Drive are private streets. Parking for visitors has been provided at the west side of the site on NW Prairie Drive. Each unit will have a two-car garage and driveway.

UTILITIES

Sanitary sewer and water services will be extended to each unit. All utilities will be privately owned and maintained. Stormwater detention will be provided in the center of the property.

LANDSCAPING & OPEN SPACE

Landscape buffers are provided along both NW 6th Street and NW Douglas Parkway. The landscape plan identifies the required amount of plantings within the buffers and across the site.

PARKLAND DEDICATION

Parkland dedication is being met with a fee in lieu of land dedication.

ELEVATIONS

Elevations of the proposed buildings have been provided for review. The proposed materials of the buildings include hard board siding, stone, and brick.

LIGHTING PLAN

The applicant has provided a lighting plan for the project that meets the Site Plan ordinance requirements. The applicant intends to provide pole mounted lights along the private streets.

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.