



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Rialto – Preliminary Plat, Final Plat & Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: October 7, 2022

MEETING DATE: October 11, 2022

GENERAL INFORMATION

Applicant:

Hubbell Development Services

Owner:

HRC Alder Point, LLC

Owner's Representative:

Ryan Hardisty, PE with Civil Design Advantage

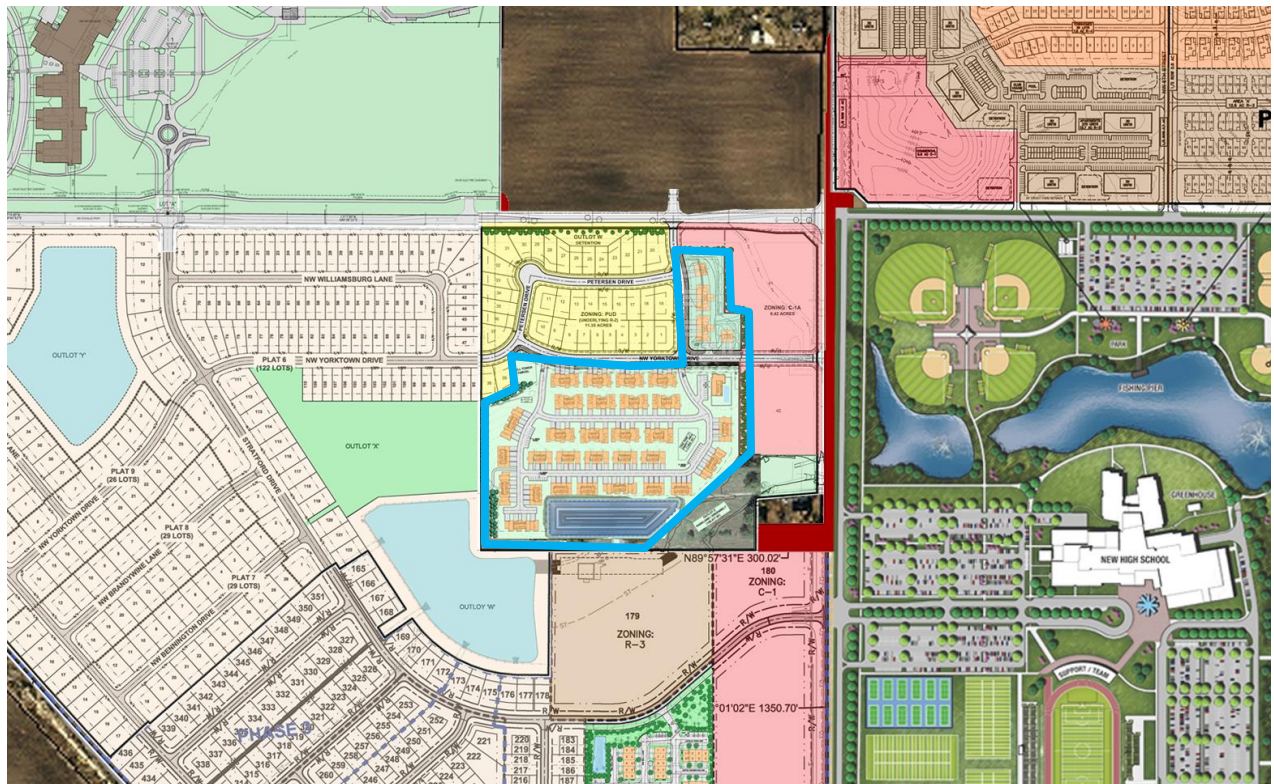
Request:

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

Location and Size:

Property is generally located south of NW Douglas Parkway and west of NW 10th Street, containing approximately 15.23-acres.

AREA MAP



ABOVE: Aerial of property identifying the proposed development (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential, Medium Density Residential, & Open Space	R-4 (Row Dwelling & Townhome District)/PD-1 (Planned Development Overlay)
North	Undeveloped	Single Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay)
South	Stratford Crossing	Medium Density Residential & Open Space	R-3 (Multi-Family Residential District) & C-1 (Community & Highway Service Commercial District)
East	Vacant - Undeveloped	Single Family Residential, Medium Density Residential & Open Space	C-1A (Neighborhood Commercial District)
West	Stratford Crossing	Single Family Residential	R-2 (One & Two Family Residential District)

HISTORY

The subject property was recently rezoned to allow for the development of townhomes.

PROJECT DESCRIPTION

The site plan identifies a total of 123 townhome units. The plat includes two lots. Lot 1 is 14.11-acres in area and will include 115 units and Lot 2 is 1.08-acres in area and will include 8 units. Lot 1 will also include a clubhouse building with a pool, a maintenance shop, and a fenced-in dog park. The density proposed is 8.08 units per acre.

The units will be renter-occupied. Building sizes shown include mainly 3- and 4-unit buildings. One 2-unit building is proposed. The planned square footages for the individual units range in size between 1,220 square feet and 2,175 square feet. All buildings proposed are either one- or two-story buildings. All units will have a two-car attached garage.

PARKING

A total of 271 parking spaces are required. The site plan identifies a total of 509 spaces being provided. This total includes 230 spaces within garages.

STREETS AND TRAIL

Twenty of the units will be accessed directly off of the public streets, NW Yorktown Drive and NW Sproul Drive, and the remaining units will be accessed via internal private streets.

Five-foot wide sidewalks will be installed adjacent to the units along the public streets. Several private internal sidewalks will be provided throughout the development in order to provide pedestrian access throughout. A 10-foot wide trail will be installed at the southwest corner of the plat in order to provide a connection to a public trail that will be located in the City park property to the west.

UTILITIES

Six of the buildings, the ones directly off the public streets, will be serviced with public utilities. All other units will be serviced by private utilities extended through the development. Stormwater detention will be provided in a pond in the south side of the site. The owner will be responsible for the maintenance of the pond and private utilities. Garbage and recycling services will be provided for each unit.

EASEMENTS

All proposed easements have been indicated on the final plat. A landscape buffer will be installed at the northwest corner of Lot 1 in order to provide a buffer for the adjacent single-family lots.

PARKLAND DEDICATION

Parkland dedication will be provided with the dedication of an outlot within the Alder Point plat located to the south and southeast of the proposed Rialto plat. This will satisfy the parkland dedication requirement for both this plat and Alder Point which includes the single-family lots to the north and west of the proposed Rialto project.

BUILDING ELEVATIONS

Elevations of the buildings have been provided. The proposed building elevations meet the requirements of the Site Plan Ordinance and the Planned Development. Proposed materials include brick, metal, fiber cement siding, fiber cement panels, architectural metal panels, and asphalt shingles. Multiple color schemes and unit designs have been proposed to provide differentiation between the buildings. The clubhouse and maintenance shop buildings will be constructed with the same materials to be consistent the townhome buildings.

STAFF RECOMMENDATION

The final plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat, final plat and site plan for Rialto subject to remaining staff comments and review of the legal documents.