

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Parkside Proper Plat 1 – Preliminary Plat, Final Plat, & Site Plan

PREPARED BY: Bill Mettee, Planner

REPORT DATE: January 20, 2023

MEETING DATE: January 24, 2023

GENERAL INFORMATION

Applicant:

Parkside Proper, LLC

Owner:

Parkside Proper, LLC

Owner's Representative:

Ryan Hardisty – CDA

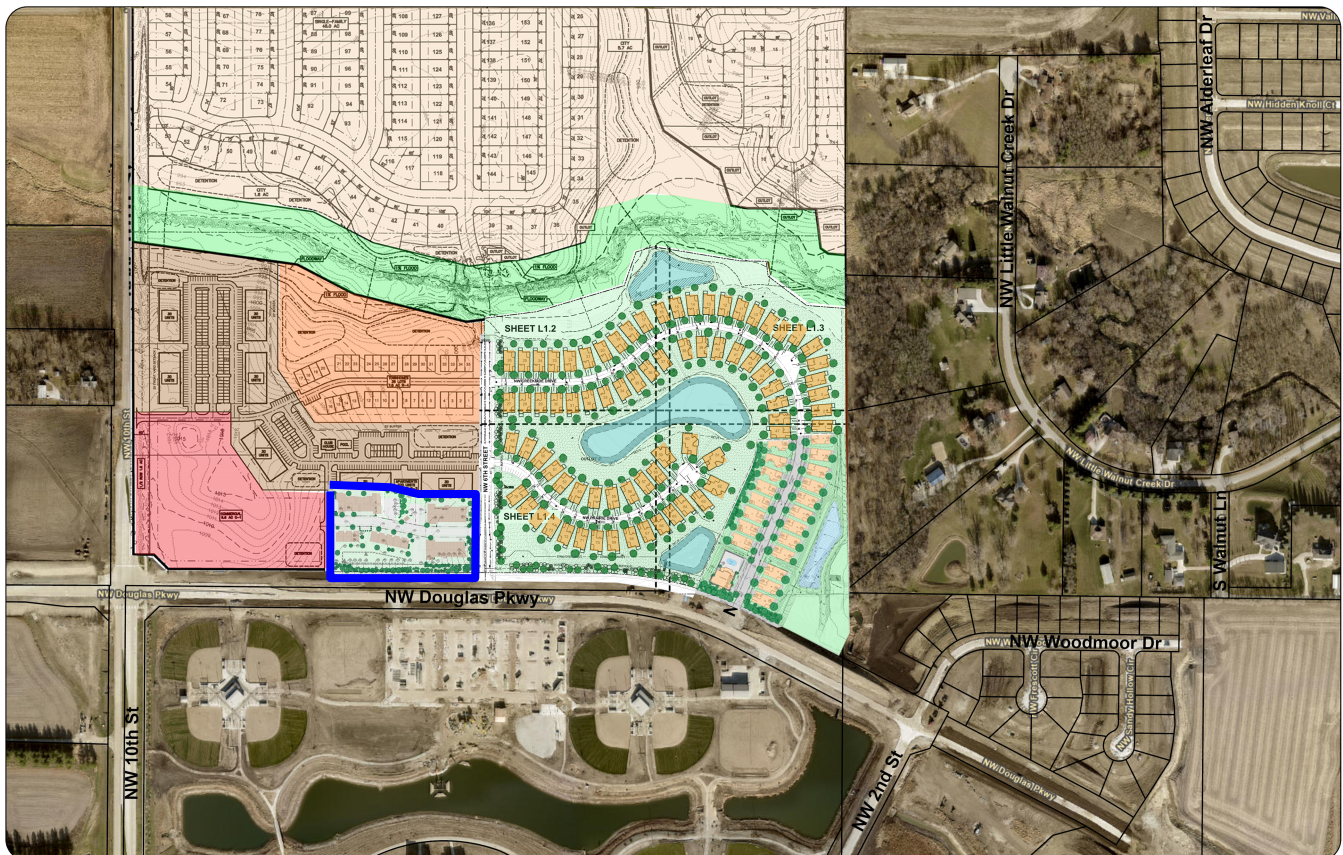
Request:

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

Location and Size:

Property is generally located north of Douglas Parkway and east of NW 10th Street, containing 4.12-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	High-Density Residential	R-3 (Multi-Family Residential District)
North	Vacant / Undeveloped	Single-Family Residential	R-3 (Multi-Family Residential District)
South	Triumph Park	Institutional	A-1 (Agricultural District)
East	Courtyards at Parkside	Medium-Density Residential	R-3 (Multi-Family Residential District) / PD-1 (Planned Development Overlay)
West	Vacant / Undeveloped	Neighborhood Commercial	C-1 (Community and Highway Service Commercial District)

HISTORY

The subject property is located north of NW Douglas Parkway and east of NW 10th Street. The property was included in the Parkside rezoning which was approved in 2021.

PROJECT DESCRIPTION

The project involves the construction of five (5) buildings with a variety in the number of units. The project includes an 18-unit villa-style building, two 12-unit villa-style buildings, a 3-plex townhome and a 5-plex townhome. The total number of units proposed is 50 units. Each building will be two-stories in height and approximately 30-feet tall overall. The footprints of each building will range from 5,214 square-feet (3-plex) to 8,745 square feet (5-plex) to 10,600 square-feet (18-unit villa) to 15,540 square-feet (12-unit villas).

The preliminary plat and final plat identify the creation of one (1), 4.15-acre lot. The proposed Lot 1 meets the requirements of the R-3 zoning district.

ACCESS AND PARKING

Access to the property will be provided by way of a new private street (NW Aspen Road) which will provide access off of NW Douglas Parkway. This will be a full access point. A secondary access point will be from NW 6th Street and this will be a right-in / right-out access.

A five-foot sidewalk will be provided along NW 6th Street and a 10-foot trail will be provided along NW Douglas Parkway.

A total of 110 parking spaces are required for the overall development. The site plan indicates 134 parking spaces in the form of garage spaces, driveway spaces and visitor surface spaces.

UTILITIES

Sanitary sewer, storm and water services will be extended from the east to serve this project. Storm water detention will occur with a basin located near the southwest corner of the site. The owner of the property will be responsible for the ownership and maintenance of the detention areas and the private utilities and streets within the site.

LANDSCAPING & OPEN SPACE

A 30-foot landscape buffer will be provided along the south property boundary and a 25-foot landscape buffer will be provided along the east property boundary. A minimum amount of 20% of open space is required and the site plan identifies that a total of 39.74% of open space is being provided.

PARKLAND DEDICATION

A total of 0.58-acres of parkland dedication is required. Parkland dedication will be satisfied in a greenbelt to the north once the property is developed.

ELEVATIONS

Elevations of the available units have been provided by the applicant. Proposed materials include stone veneer, fiber cement lap siding and fiber cement B&B siding. Decks will be constructed with a metal system for extended durability.

STAFF RECOMMENDATION

The 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 of the preliminary plat, final plat, and site plan subject to remaining staff comments and review of the legal documents.