



LANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Commonwealth Place, Plat 1 – Preliminary Plat, Final Plat & Site Plan

PREPARED BY: Elizabeth Cramblet, Planner

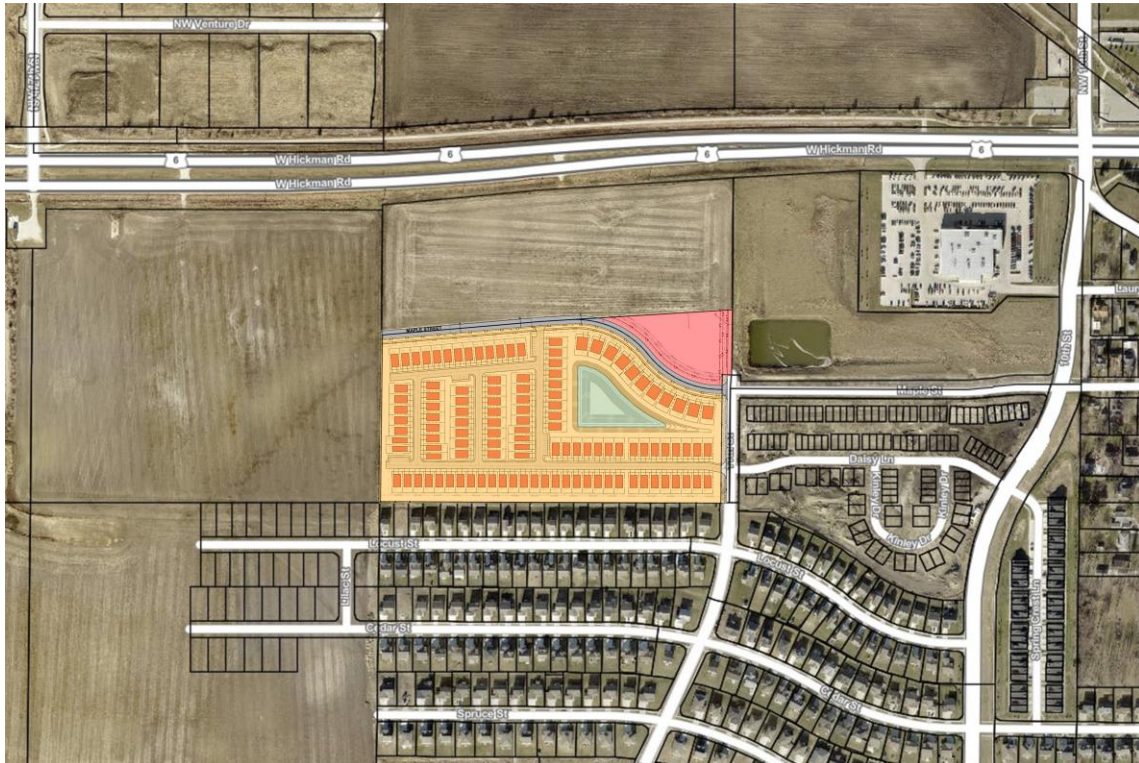
REPORT DATE: March 21, 2025

MEETING DATE: March 25, 2025

GENERAL INFORMATION

Applicant:	Civil Design Advantage
Owner:	Cross Country Estates LLC
Owner's Representative:	Josh Trygstad, P.E. with Civil Design Advantage
Request:	The applicant is requesting approval of a preliminary plat, final plat and site plan for a multi-family townhome development.
Location and Size:	Property is generally located north of Locust Street, west of 11 th Street and south of W Hickman Road, containing approximately 17.16-acres.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **RED**).

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	Mixed Use	C-1 (Community and Highway Service Commercial District)
South	Painted Woods West Townhomes Plat 2	Single-Family Residential /	R-2/PD-1 (One and Two-Family Residential District with a Planned Development Overlay)
East	Vacant- Undeveloped/ Townhome Residential	Single-Family Residential / Open Space	R-4 (Row Dwelling and Townhome Dwelling District) and C-1 (Community and Highway Service Commercial District)
West	Vacant – Undeveloped	Medium Density Residential / Mixed Use	R-4 (Row Dwelling and Townhome Dwelling District)

HISTORY

The subject property is located south of Hickman Road and west of 11th Street. The property was zoned R-4 in 2024, as part of Commonwealth Place rezoning.

PROJECT DESCRIPTION

LOTS & SITE PLAN

The final plat and site plan identify a total of 117 lots that are intended for a townhome development. The lots will be developed in one phase. All proposed lots meet or exceed the minimum requirements of the R-4 zoning district. The bulk regulations for the R-4 zoning district are included below in Table 1.

Table 1: R-4 requirements.

Category	R-4 District
Lot Area	3,500 square feet per unit
Lot Width	20 feet per unit; 75 feet overall
Front Yard Setback	30-feet (perimeter)
Rear Yard Setback	30 feet
Side Yard Setback	12 feet (total) for single townhomes
Dwelling Units (DU) per Acre (maximum)	12 DU / acre

The applicant has indicated the units are to be owner-occupied. A total of 117 individual units are shown on the site plan. All units will be 3-bedroom and be 1,050-square feet in area. All buildings will be two-story buildings and will have a two-car attached garage.

PARKING

A total of 234 parking spaces are required with one visitor space for every 5 units. The site plan identifies that 234 garage and 234 driveway spaces are provided including 28 visitor spaces with 3 accessible spaces.

STREETS AND TRAIL

All units will be accessed by a series of private internal streets. The development will be accessed from two locations off 11th Street. Sidewalks will be provided internal to the site to provide pedestrian access.

UTILITIES

All units will be serviced by private utilities extended through the development. Stormwater detention will be provided in a pond in the northeast corner of the site (Outlot Y Lot). The homeowner's association 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. All utilities are to be privately owned and maintained. Landscape buffers will be installed along the north and south sides of the development.

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. The required amount of parkland is 1.71-acres based upon the proposed number of residential units shown. The applicant intends to satisfy the parkland dedication requirement with a fee in lieu of land dedication. A future neighborhood park, Spring Crest Park, will be located nearby, to the south of this project.

BUILDING ELEVATIONS

Elevations of the various unit styles have been provided. The proposed units meet the requirements of the Site Plan Ordinance. Proposed materials include lap siding, board and batten, and stone. Several color schemes have been provided to provide differentiation between the buildings.

STAFF RECOMMENDATION

All proposed lots and units meet the minimum requirements of the Zoning Ordinance, 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 Commonwealth Place subject to remaining staff comments and review of the legal documents.