

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** The Pitch - Phase 2 – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** November 21, 2025

**MEETING DATE:** November 25, 2025

### GENERAL INFORMATION

**Owner/Applicant:**

Pitch, LLC

**Owner's Representative:**

Erin Ollendike, P.E. – CDA

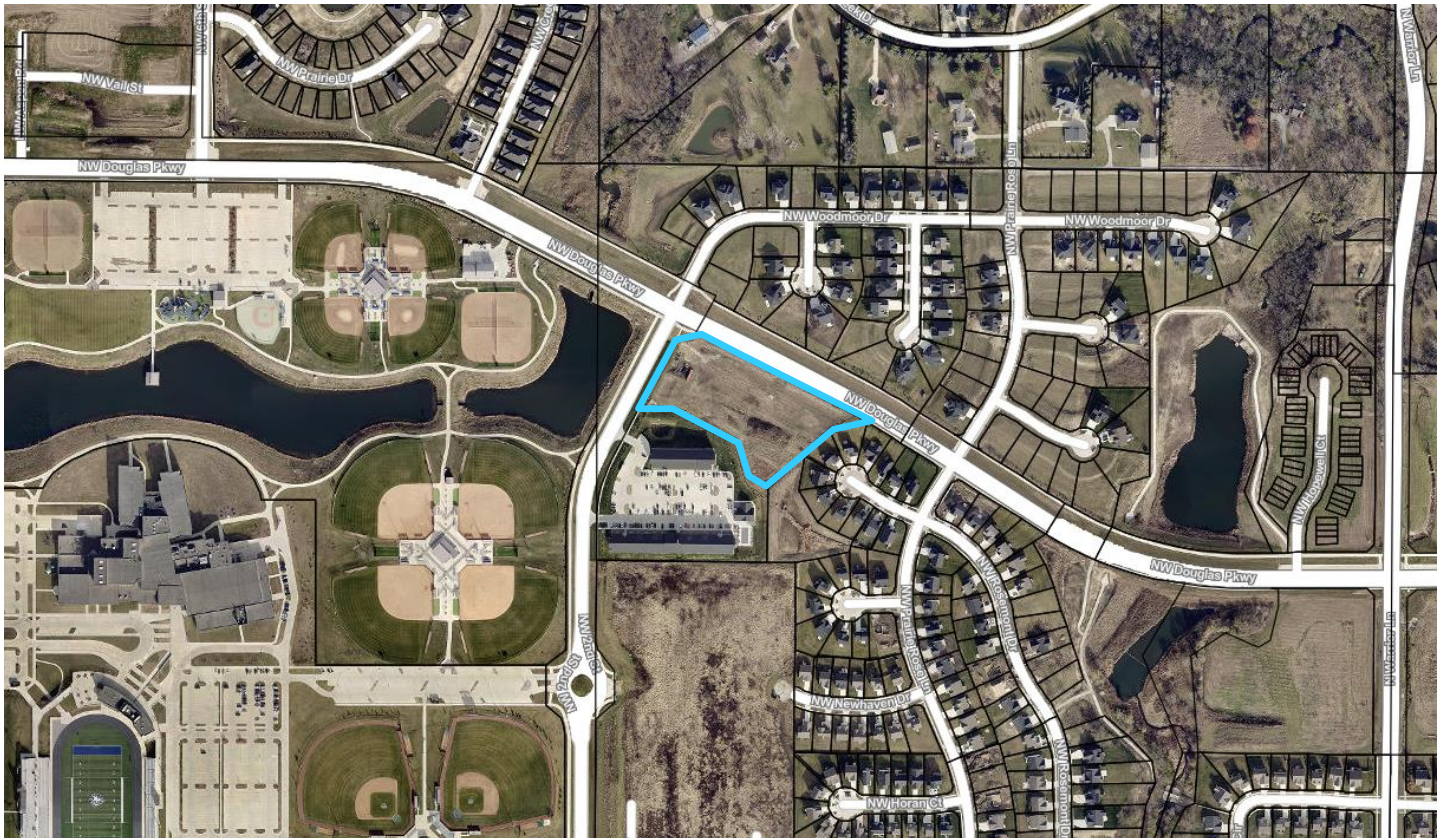
**Request:**

The applicant is requesting approval of a site plan for the second phase of a multi-family residential development.

**Location and Size:**

Property is generally located south of NW Douglas Parkway and east of NW 2<sup>nd</sup> Street, containing approximately 3.71-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	Single-Family Residential	Single Family Residential	R-2 (One & Two Family Residential District)
South	Multi-Family Residential (Phase 1 of The Pitch)	Single Family Residential	R-3 (Multi-Family Residential District)
East	Single-Family Residential	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 2<sup>nd</sup> Street. The property was included in the Prairie Rose Phase II rezoning and preliminary plat that were both approved in 2021. The subject property was platted as Lot 1, The Pitch Plat 1 in 2022. The first phase of The Pitch included three apartment buildings and one clubhouse building. Only the clubhouse and two of the apartment buildings (108 total units) were built. Building #3 on the north side of the site, as proposed on the Phase 1 site plan, was never built which was proposed to be a 52-unit building. The applicant is now proposing a new site plan for Phase 2 of the project which includes fewer total units than previously proposed and larger townhome-style units with attached garages.

## PROJECT DESCRIPTION

The project involves the construction of four (4) townhome-style buildings. The total number of units proposed is 42 units. Building #1 will include 11 units, Building #2 will include 12 units, Building #3 will include 9 units, and Building #4 will include 10 units. Each building is two stories and between 24 and 27-feet in height. The footprints of each building will range from 9,975 square feet to 12,350 square feet. Each unit includes an attached garage. All but one of the garages includes 2 stalls. One of the garages is a one-car garage.

## ACCESS AND PARKING

Two accesses are proposed into the site from NW Douglas Parkway. A ten-foot-wide trail exists along the south side of NW Douglas Parkway, adjacent to the subject site. A pedestrian connection will be provided into the site from the existing trail.

A total of 93 parking spaces are required for the proposed site plan and they are providing 153 spaces.

## UTILITIES

All public utilities are provided to the site. Stormwater detention is provided with a basin within Phase 1, just to the south of the proposed project. 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 the north, east and west sides of the development. A minimum amount of 20% of open space is required and the site plan identifies that a total of 36% of open space is being provided.

### **PARKLAND DEDICATION**

Parkland dedication requirements were satisfied with the single-family residential development to the east within the Prairie Rose development.

### **ELEVATIONS**

Elevations of the buildings will be constructed of mostly fiber cement siding, stone and asphalt shingles. Elevations of the proposed buildings have been provided for review.

### **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 site plan subject to remaining staff comments.