

Legislation Text

File #: 2017-1571, Version: 1

Continued PUBLIC HEARING - Appl. #PL2017-167 - PRELIMINARY DEVELOPMENT PLAN - Village at View High, 2nd Plat, Lots 4-45 and Tracts B-E; Engineering Solutions, LLC, applicant

Issue/Request:

The applicant proposes the second plat of *Village at View High*, a senior living residential development composed of 42 lots and 4 common area tracts on 13.78 acres zoned PMIX (Planned Mixed Use), generally located at the NE corner of SW View High Drive and SW 3rd Street, just west of the Winterset Valley subdivision. The preliminary development plan also serves as the preliminary plat for the property, as allowed under Section 16.120 of the Unified Development Ordinance (UDO).

The development is comprised of 39 lots reserved for single-family detached dwellings and 3 lots located along the westerly portion of this site consisting of 3 townhome structures totaling 16 dwelling units.

The applicant has proposed design standards differing from the typical single family attached and detached setback standards, allowing for reduced lot widths and building setbacks similar to the standards in the RP-1 and RP-3 zoning districts. Architectural options include a variety of 1-story detached homes ranging from 1,400 to 1,800 square feet, and a 2-story attached townhome ranging from a main floor of 1,200 to 1,400 square feet; a clubhouse is also proposed.

- 42 lots and 4 common area tracts on 13.78 acres
- 3.99 units/acre, including common area; 4.94 units/acre, excluding common area

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the medium impact screening along the westerly property line, to allow a modified low impact screen consisting of 51 ornamental trees and 64 shrubs within the required buffer area.
2. Development shall be in accordance with the preliminary development plan date stamped September 26, 2017.
3. Development standards, including density, lot area, and setbacks, shall be as shown on the preliminary development plan date stamped September 26, 2017.
4. The approved architectural styles, building materials and colors, shall be as shown on the building elevations date stamped September 26, 2017.
5. For Lots 4-42 the front setback shall be a minimum of 15' for the living area and 20' for the garage. Side setbacks shall be a minimum of 5'; street side setbacks shall be a minimum of 15'. Rear setbacks shall be a minimum of 20'.
6. For Lots 43-45 the front setback shall be a minimum of 15' for the living area and 20' for the garage. Side setbacks shall be a minimum of 0' for interior lot lines; street side setbacks shall be a minimum of 20'; 10' between buildings, and 10' for other side yards. Rear setbacks shall be a minimum of 20'.
7. The number of dwelling units shall be limited to 50 until such time as a second point of ingress to and egress from the subdivision is provide via a street connection to Winterset Valley, or an alternate connection is provided as approved by the City Traffic Engineer and City Fire Prevention Officer, per the

UDO.

8. This development shall be subject to the development agreement for Village at View High.

On motion of Ms. Roberts and seconded by Ms. Dial, the Planning Commission voted unanimously by voice vote to **Recommend APPROVAL** of **Appl. #PL2017-167 - PRELIMINARY DEVELOPMENT PLAN - Village at View High, 2nd Plat, Lots 4-45 and Tracts B-E; Engineering Solutions, LLC, applicant**, subject to staff's letter dated October 6, 2017.