



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Maple Street Village – Site Plan

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

**REPORT DATE:** January 23, 2026

**MEETING DATE:** January 27, 2026

### GENERAL INFORMATION

**Applicant:**

Stark Enterprises

**Owner:**

Hope K Farms LLC

**Owner's Representative:**

Josh Trygstad, P.E. with Civil Design Advantage, LLC

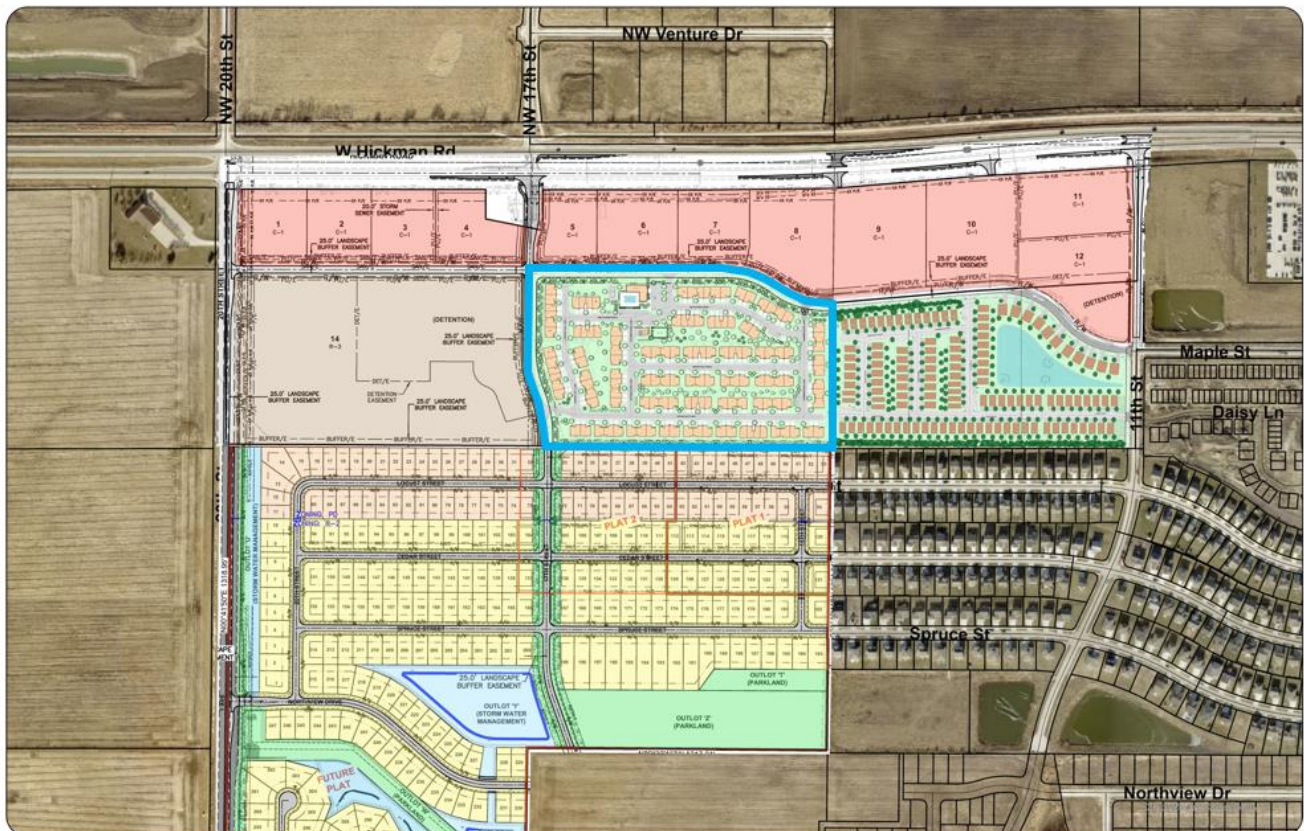
**Request:**

The applicant is requesting approval of a site plan for a townhome development.

**Location and Size:**

Property is generally located south of W Hickman Road between 11<sup>th</sup> and 20<sup>th</sup> Street, containing approximately 20.38-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	Medium Density Residential	R-4 (Row Dwelling & Townhome Dwelling District)
North	Vacant – Undeveloped	Mixed Use	C-1 (Community and Highway Service Commercial District)
South	Single-Family Residential	Single Family Residential	R-2 (One and Two-Family Residential District) / PD-1 (Planned Development Overlay District)
East	Future Townhomes (Commonwealth Place)	Medium Density Residential	R-4 (Row Dwelling & Townhome Dwelling District)
West	Vacant – Undeveloped	Medium Density Residential & High Density Residential	R-3 (Multi-Family Residential District)

**HISTORY**

The subject property is vacant, undeveloped land. It will be platted as Lot 7 with Hope Springs Plat I.

**PROJECT DESCRIPTION**

The project includes a total of 38 townhome buildings with a total of 133 townhome units for the entire site. Each building includes between 2 to 6 townhome units each. The units will include between 1 to 3 bedrooms and are between 1,467 and 2,019 square feet in area. The units include a mixture of single-story and two-story. Each unit includes a two-car attached garage.

The site plan also includes a clubhouse building and a maintenance building. A fenced-in dog park area and dog wash is provided centrally on the site. A pool and pickleball court are shown to be provided near the clubhouse.

**ACCESS AND PARKING**

Two accesses are provided into this site, one off of Maple Street and one off of 17<sup>th</sup> Street. Several private streets will be provided throughout the site. All interior streets will be privately owned and maintained by the homeowner’s association.

A total of 293 parking spaces are required and a total of 573 spaces are provided, including 3 accessible parking stalls. This includes 2 attached garage spaces per unit.

**SIDEWALKS/TRAILS**

Five-foot-wide sidewalks will be provided adjacent to the site along both Maple Street and 17<sup>th</sup> Street. Pedestrian connections will be provided into the site from the public sidewalks. Private sidewalks will be installed throughout the townhome development in order to provide pedestrian access across the site.

## **UTILITIES**

The units will be serviced with private utilities that will be privately owned and maintained by the homeowner's association. Storm water detention will be provided in the large pond within the overall Hope Springs Plat I development, located just to the west of the subject site.

## **LANDSCAPING & OPEN SPACE**

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 43%. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance. Landscape buffers will be provided along the north, south and west sides of the property.

## **BUILDING ELEVATIONS**

The elevations of the buildings are proposed to be constructed of vinyl siding, vinyl board & batten siding, and asphalt singles in different color variations. Elevations of the proposed buildings have been provided for review.

## **LIGHTING PLAN**

The lighting plan for the site includes street lighting for the private streets and lighting for the clubhouse and site amenities. The photometric plan meets the requirements of the City Code.

## **PARKLAND DEDICATION**

Parkland dedication is required for this project due to its residential nature. The total amount of parkland required based on the number of units proposed is 1.95-acres. Parkland dedication will be satisfied with a fee in lieu of land dedication with the final plat for Hope Springs Plat I.

## **STAFF RECOMMENDATION**

The proposed 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 for Maple Street Village subject to remaining staff comments.