



Planning Committee of City Council Memorandum

To: Planning Committee of City Council (Chair Vaughan, Balsanek, and Leifeld)
From: John Hinzman, Community Development Director
Date: April 22, 2020
Item: Epcom Development Concept - Pleasant & Northridge Drives

Planning Committee Action Requested

Discuss a potential housing development at the northwest corner of Pleasant Drive and Northridge Drive. Epcom Communities proposes to construct 35 detached villa homes targeted towards homeowners 55 years of age and older. The 10.41 acre property is vacant and currently owned by Lawrence Property LLC. Discussion items include:

- Potential zoning and land use changes
- Fit of project within the neighborhood.

BACKGROUND INFORMATION

Existing Condition

The property consists of two parcels and is currently being farmed. The site is relatively flat and contains a few trees towards the southwest corner. There are no structures on the property.

Proposed Condition

Construction of 35 single level villa homes marketed to individuals 55 years or older. Gross density of the site would be 3.36 dwelling units per acre.

Adjacent Zoning and Land Use

The following land uses abut the property:

Direction	Use	Comp Plan District	Zoning District
North	Single Family Residential	Low Density Residential	R-1 Single Family
East	Pleasant Drive Single Family Residential	Low Density Residential	R-1 Single Family
South	Pleasant Drive Single Family Residential	Low Density Residential	R-1 Single Family
West	Single Family Residential	Low Density Residential	R-1 Single Family

Comprehensive Plan

The property is guided Low Density Residential within the current 2030 and draft 2040 Comprehensive Plans. Allowable land uses include single-family, two family, and low density housing. Allowable densities range from 2.5 to 6.0 dwelling units per net acre with lot sizes greater than 6,000 s.f. The concept plan appears to meet the goals of the Low Density Residential designation provided lot sizes are greater than 6,000 s.f.

Zoning

The larger 8.29 acre parcel is zoned R-1 - Single Family Residential. The smaller 2.12 acre parcel is zoned A - Agriculture. The development concept would require a rezoning of the Agriculture zoned property and potentially the R-1 zoned property. A rezoning to R-2 Medium Density Residence or R-3 - Medium High Density Residence may be necessary to accommodate 35 homes.

Cluster Development

The property may be eligible for development under the R-1 Zoning District's Cluster Development rules. Cluster developments are intended to preserve and enhance open space and natural amenities and allow variations in lot sizes and yards while maintaining the overall density of the zoning district. The applicant would need to provide a calculation of the net developable area (total area minus undeveloped areas: right-of-way's, ponding basins, etc.) to determine the net residential density.

Epcom Communities

Epcom Communities has been constructing homes since 1986 providing housing to more than 30,000 families. Specializing in constructing single-story living communities they are based in Ohio and have constructed communities in 28 states. Further information can be found at www.epconcommunities.com.

ANALYSIS

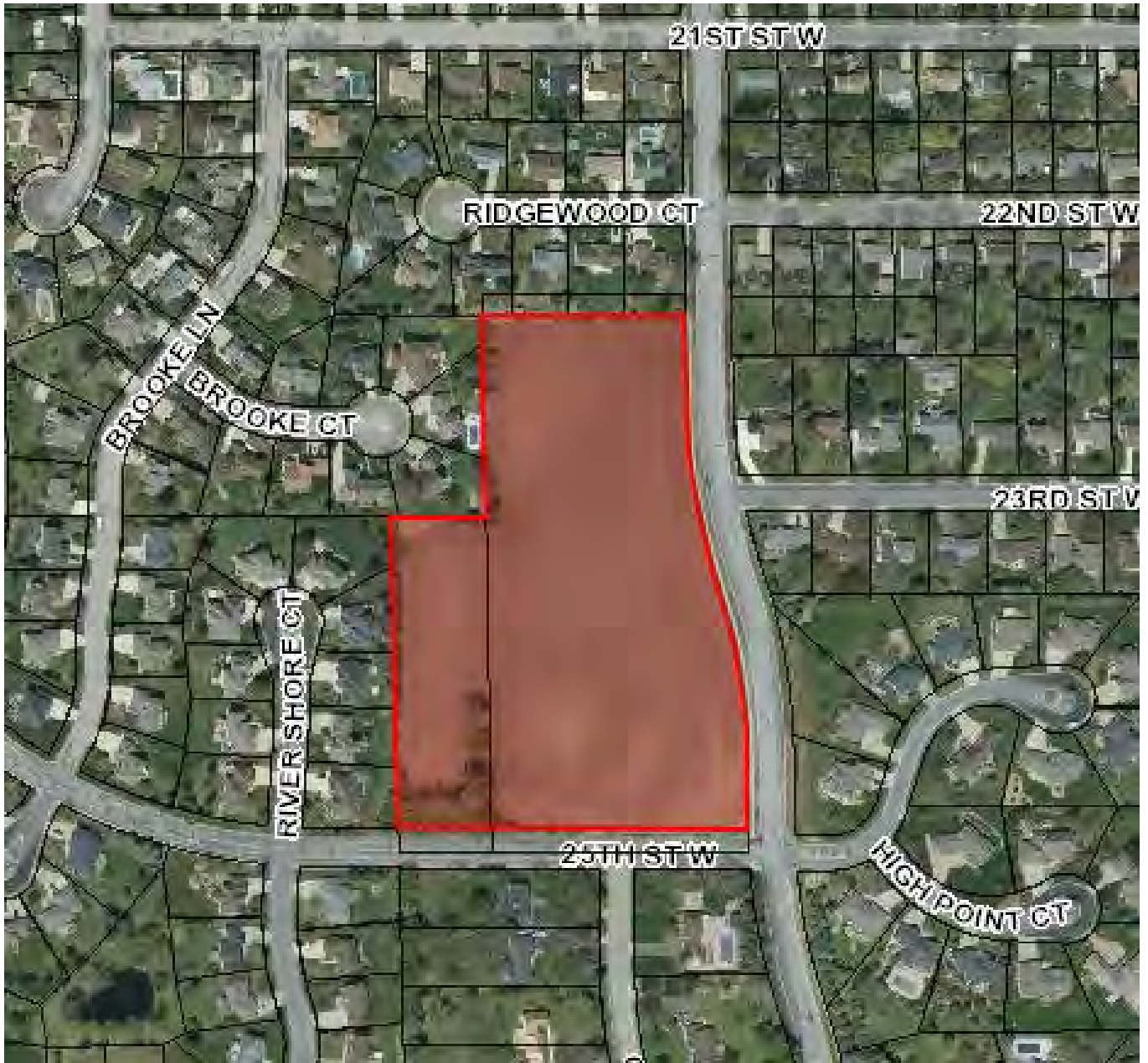
- Detached homes for the 55+ market are not presently being served in Hastings. Purchase of homes within this development would make increase housing opportunities for new families in Hastings.
- The site makes use of existing utility connections.
- The property is surrounded by R-1 zoned single family housing. Lot sizes are slightly smaller than surrounding homes and the residential density is slightly higher.
- Developer proposes a 20 foot landscape easement along Pleasant and Northridge Drives to limit impacts of the roadway.
- Development extends existing streets and limits use of cul-de-sacs.
- Ponds and open space have been placed adjacent to existing homes to provide additional buffer.

- Development of ponding in the southwest corner of the development should be reexamined. Moving the ponding further north west of Lot 24 would provide additional buffering to existing homes and preserve trees.

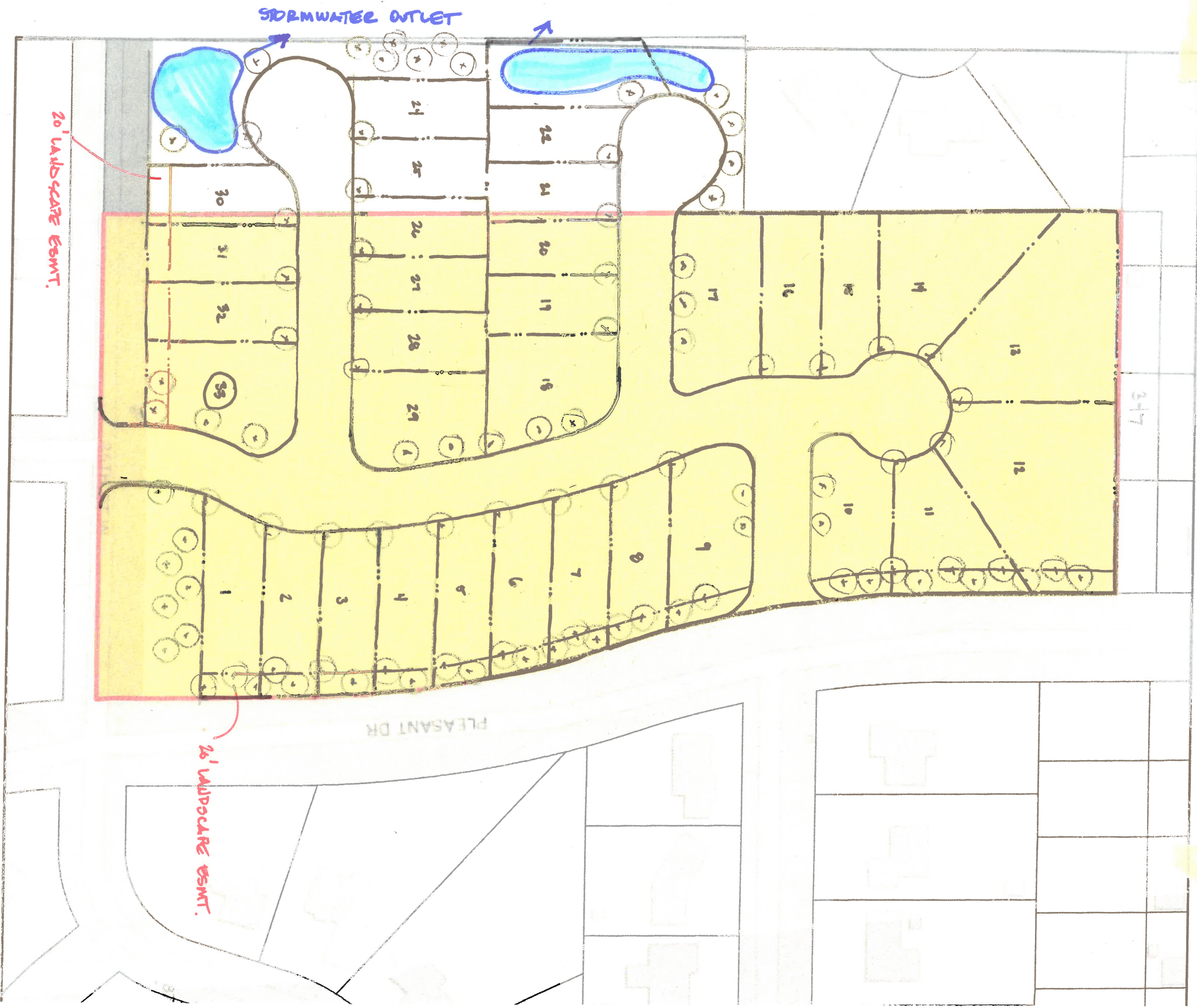
ATTACHMENTS

- Site Location Map
- Concept Plan
- Epcom Promotional Material

Location Map

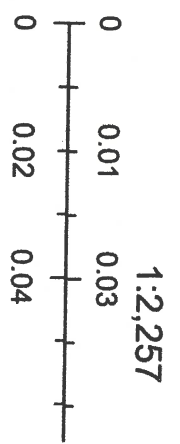


Property Map



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Tax Parcels



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Whether you're enjoying a cocktail under the stars or a quiet moment with your morning coffee, connect with the outside world while maintaining your privacy.

Lock & Leave Lifestyle

Our HOA-maintained communities provide you with peace of mind. You have the freedom to do what your heart desires knowing that your home is well taken care of.

Features of Universal Design

Our homes are designed to support your lifestyle now, and in the future, with wide hallways and open floorplans.

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every day.

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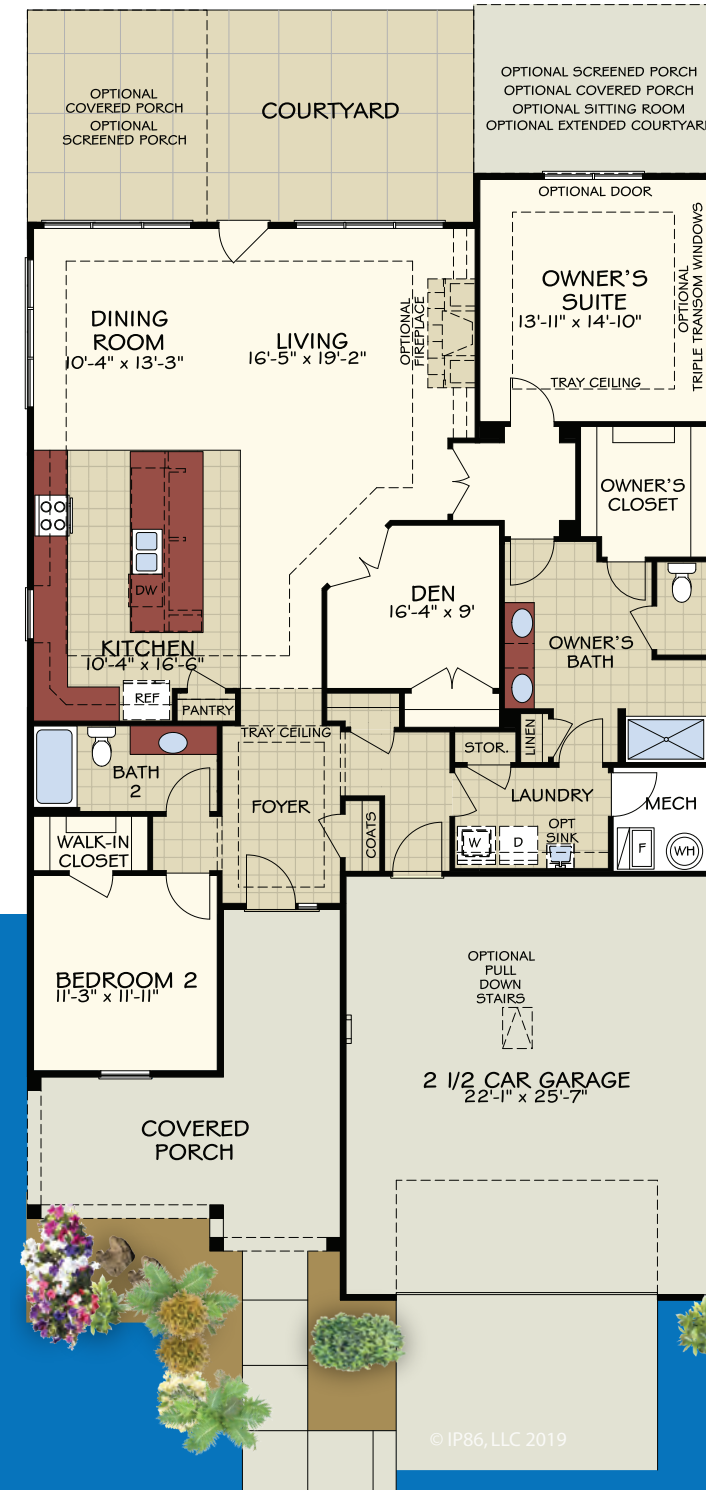


The Salerno is a striking home, designed with dramatic features like 9-foot ceilings. The elegant design includes an expansive dining room and a great room that opens to the private outdoor living space. The large eat-in kitchen is ideal for gathering with friends and family, and the owner's suite accesses the courtyard. There is generous storage space, and a bonus suite perfect for a guest room. All things considered, the Salerno provides a luxurious yet casual home that caters to anyone's lifestyle.

Salerno

1,643-2,247 Sq. Ft.

- | 2-3 Bedrooms | 2-3 Bathrooms
- | Open, light-filled design
- | 1st floor owner's suite
- | Gourmet kitchen with island
- | Covered porch off of living room
- | Private, rear-facing courtyard
- | Optional screened porch or veranda available in lieu of covered porch off living room
- | Optional sitting room, screened porch or covered porch off owner's suite
- | Optional 2nd floor bonus suite

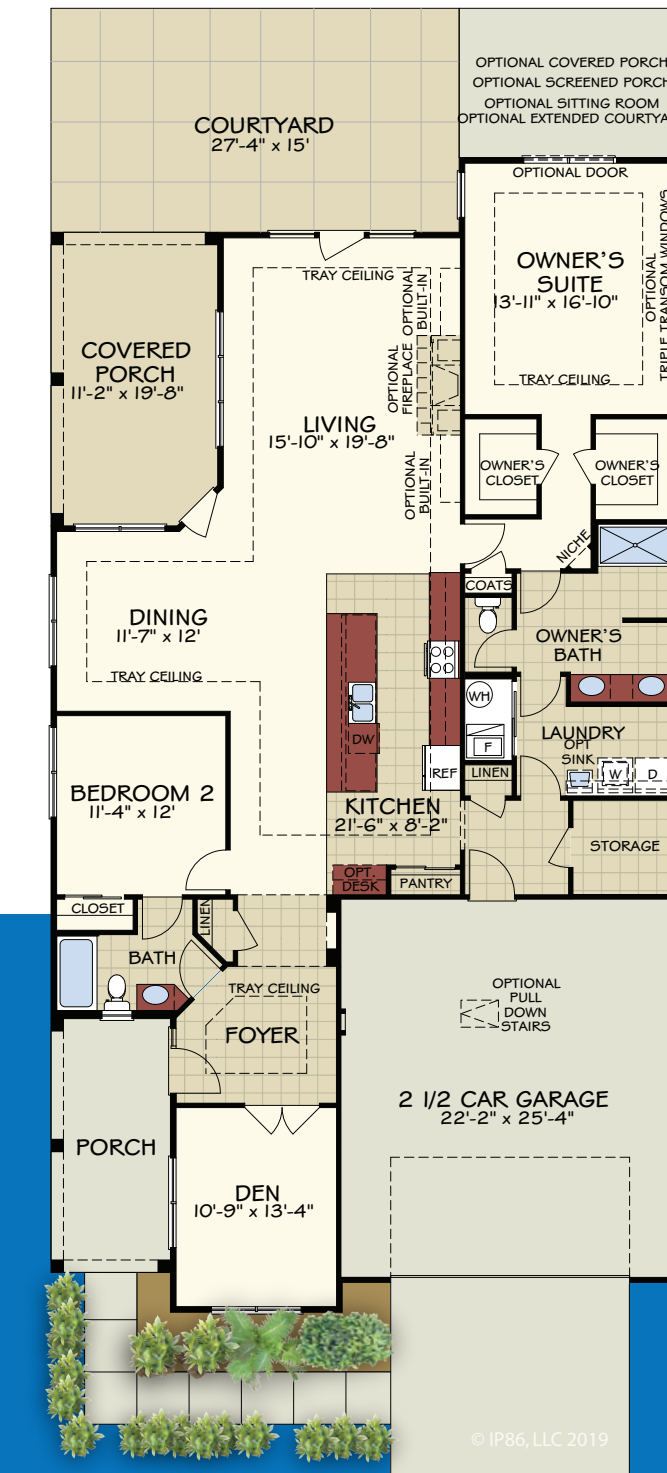


The Torino is an elegant, open home, built for entertaining. With plenty of room for oversized sofas and a large dining room table, it can comfortably fit friends and family. The gourmet kitchen is the ideal place to grab a quick meal or prepare a grand feast. Other features include the owner's suite with walk-in shower, the private courtyard, and a welcoming front porch. An optional bonus suite adds flexibility and comfort for guests. No doubt about it - everyone loves the Torino.

Torino

1,888-2,588 Sq. Ft.

- | 2-3 Bedrooms | 2-3 Bathrooms
- | Open, light-filled design
- | 1st floor owner's suite
- | Gourmet kitchen with island
- | Den
- | Private, rear-facing courtyard
- | Optional sitting room, covered porch or screened porch off owner's suite
- | Optional covered porch or screened porch off courtyard
- | Optional 2nd floor bonus suite



The Verona has everything exactly as it should be. The integrated living space is flexible and roomy. Details like the front porch and large entry foyer make guests feel instantly at home. And smart storage features within reach make everything easier. From preparing meals in the modern kitchen to entertaining friends in the open living room, life's everyday moments are more enjoyable and more relaxing. For a home that features the finest in intuitive design, look no further than the Verona.

Verona

2,114-2,930 Sq. Ft.

- | 2-3 Bedrooms | 2-3 Bathrooms
- | Open, light-filled design
- | 1st floor owner's suite
- | Gourmet kitchen with island
- | Den
- | Private, rear-facing courtyard with covered porch
- | Optional screened porch or veranda available in lieu of covered porch off courtyard
- | Optional sitting room, screened porch or covered porch off owner's suite
- | Optional 2nd floor bonus suite



P-SERIES

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AGE-TARGETED COMMUNITIES

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Low-Maintenance Living

We know what homeowners want and need for a happier, healthier life. They can sit back and relax while we handle the mowing, mulching, edging and raking.

Age-Targeted Communities

At this stage, life is meant to be lived on your homeowners' terms. So we build homes and develop communities with attention to the details that enhance their well-being.

Private Courtyards

Whether they're enjoying a cocktail under the stars or a quiet moment with their morning coffee, homeowners can connect with the outside world while maintaining their privacy.

Lock & Leave Lifestyle

Our HOA-maintained communities provide peace of mind. Homeowners have the freedom to do what their hearts desire knowing that their home is well taken care of.

Features of Universal Design

Our homes are designed to support a homeowner's lifestyle now, and in the future, with wide hallways and open floorplans.

The Palazzo is revered for its design flexibility, luxurious options, and standard comforts. Possibilities abound from an upstairs bonus suite, walk-in spa shower, private den, restful sitting room, and much more. Regardless of the options chosen, the Palazzo is a warm and lively home energized by abundant living space, contemporary amenities, and natural light. Thanks to its flexibility and elegance, the Palazzo is the perfect fit for all personalities and lifestyles.

- 2-3 Bedrooms
- 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Optional 4 seasons sunroom
- Private, outdoor courtyard
- Optional sitting room, screened porch or covered porch off owner's suite
- Optional 2nd floor bonus suite



Palazzo
1,518-2,027 Sq. Ft.



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The Portico is a beautiful and striking home designed with functional excellence to promote easy manageability. It offers intelligent features including a conveniently located laundry room, generous storage space, and the added versatility of a bonus suite perfect for a guest room. All things considered, the Portico provides a luxurious yet casual living experience that caters to anyone's lifestyle desires.

- 2-3 Bedrooms
- 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Optional sitting room, covered porch or screened porch off owner's suite
- Private, outdoor courtyard
- Den
- Optional 2nd floor bonus suite



Portico
1,775-2,501 Sq. Ft.



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The Promenade III is an elegant, open home with plenty of room for oversized sofas and dining room furniture. The gourmet kitchen with center island and pantry make it the ideal place to have a quick meal or prepare a grand feast for family and friends. An optional bonus suite adds flexibility and comfort for guests that visit. For those who believe that home is where the heart is, rejoice with the Promenade III.

- 2-4 Bedrooms
- 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Den
- Generous storage space
- Private, outdoor courtyard
- Optional sitting room, screened porch or covered porch off owner's suite
- Optional 2nd floor bonus suite



Promenade III
2,058-2,832 Sq. Ft.



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