

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: June 3, 2024

Subject: Final Development Plan Amendment – 2021 Tall Grass Parkway

Person(s) Responsible: Ryan Miller, City Planner

Summary:

KH Contracting LLC has submitted a final development plan amendment for a proposed addition to the Madison Avenue Dance Studio located at 2021 Tall Grass Parkway.

Background:

A Final Development Plan was approved by the Planning Commission in November 2021. The lot is in a Planned Development District with Business B-2A office district underlying. Sec. 94-163(g)(2) states that any adjustment exceeding ten percent in the dimensions of a building (length, width) or location requires an amendment to the Final Development Plan to be approved by the Planning Commission.

Item Details:

The original plan called for a 2,400 sq.ft. dance studio located on Lot 1 of Block 3B in Prairie Hills Addition, now known as 2021 Tall Grass Parkway. The business is expanding and therefore proposing a 720 sq. ft. addition to the north of the existing building. The 20' x 36' addition will be added on to the original 60' x 40' footprint which is a 33% addition to the length of the building.

The addition will be located 17.5-feet from the north property line which meets the minimum side yard setback of 5-feet. No other setbacks will be impacted. The use requires sixteen parking spaces and twenty spaces are located on the lot. An updated landscape plan shows that all required landscaping will be provided.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval of the Final Development Plan amendment.

Supporting Documentation:

Hearing Notice

Location Map

Zoning Map

Initial Development Plan

PDD Sub Area

Site Plan

Floor Plan

Landscape Plan

Building Elevations