

Planning Commission Agenda Item Memo

From: Bailey Maca, Associate Planner

Meeting: August 5, 2025

Subject: Final Development Plan Amendment – 2021 Tall Grass Parkway

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Madison Avenue Dance Studio, located at 2021 Tall Grass Parkway, has submitted a final development plan amendment for a proposed parking lot expansion and additional access drive. Staff recommends the approval.

Item Details:

Lot 1 in Block 3B in Prairie Hills Addition, also known as 2021 Tall Grass Parkway, was established in 2013 as part of a Planned Development District (PDD). The PDD was established for the purpose of including the Business B-3 Heavy district use in addition to the Business B-2A office and Business B-2 districts. The applicant is proposing a final development plan amendment to expand the parking lot to provide four more parking spaces. Additionally, they would like to add an access drive onto Goldenrod Trail.

Planned Development Districts are described in Sec. 94-163. Initial Development plans are approved by the City Council with a recommendation from the Planning Commission. Final Development Plans are approved by the Planning Commission. Sec. 94-163 (g)(2) describes the process for amending final development plans. An increase in the number of parking spaces by greater than 10 percent or any change in the number of access drives require planning commission approval.

This proposal is consistent with the standards of the underlying B-2A district. The location of the drive will meet the required 28-foot setback from Tall Grass Parkway. A revised landscape plan was submitted, signifying that the current landscape will not be disturbed.

Supporting Documentation:

Hearing Notice
FDP Amendment
Location Map
Initial Development Plan
Final Development Plan
Landscape Plan