

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: January 7, 2025

Subject: Prairie Hills LLC – Rear Yard Setback

Presenter: Ryan Miller, City Planner

Summary:

Prairie Hills LLC has made a request for a variance on Lot K in Block 6 of Prairie Hills Addition. The request is for a 20.6' rear yard setback. The required rear yard setback in the Residence R-3 Multi-family district is 25-feet.

Staff recommends approval.

Item Details:

Lot K in Block 6 of Prairie Hills is located near the corner of Chokecherry Lane and Sunflower Road. Lot K is a parent lot containing Lots 23 and 24 on which a two-unit single family attached dwelling sits. Lot 24 is located directly on the corner of Chokecherry Lane and Sunflower Road with front yards on both, a side-yard to the east and a rear yard to the south.

The Prairie Hills development was approved with a Large Scale Residential Plan that allows for reduced lot areas, lot widths, front yard and side yard setbacks. The plan did not include reduced rear yard setbacks.

Chokecherry Lane curves along the west side of Lot K and Block 6. The concave portion of the curve meets an angled lot line at the southwest corner of Lot K. This pinch point has resulted in a 20.6' rear yard setback found after completion of the dwellings on Lots 23 and 24.

Property to the south impacted by the reduced variance is owned by Prairie Hills LLC who would have the ability to consider lot layouts for adjacent dwellings in order to lessen the impact.

Supporting Documentation:

Hearing Notice
Location Map
Variance Application
Site Plan