

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: July 2, 2024

Subject: Final Development Plan – Lot 2 in Block 3B of Prairie Hills Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Lily Design has submitted a final development plan for a proposed commercial development on Lot 2 of Block 3B in Prairie Hills Addition.

Background:

Lot 2 in Block 3B of Prairie Hills Addition is located within a Planned Development District with a Business B-2A office district underlying zoning. The lot is located at the corner of 20th Street South and Tallgrass Parkway, at the western end of the Planned Development District located between Medary Avenue and Tallgrass Parkway.

Item Details:

The planned development includes an 11,112 square foot multi-tenant professional business building. The plan includes a potential 1,000 square foot suite with drive-thru service along with four additional suites. The Business B-2A zoning would allow for professional offices and a coffee house limited to 1,000 square feet. Drive-thru lanes are no longer permitted in the B-2A district.

Access to the development would be located along 20th Street South through an existing shared access drive with Lot 3 to the east. The access drive would lead to a rear parking area that would accommodate 29 planned parking spaces.

The lot is located within the Commercial Corridor Design Review Overlay District, however, lots located within a Planned Development District are exempt from the regulations of the overlay district due to the additional design review required in Planned Development Districts. Staff encourages development within both PDDs and the overlay district to meet the overlay district standards to the most extent possible.

Options and Recommendation:

The Planning Commission has the following options:

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

Staff recommends approval of the Final Development Plan with the following conditions:

- Removal of drive-thru
- Addition of bike parking
- Addition of pedestrian connectivity to 20th Street South
- Submittal of exterior lighting plan

Supporting Documentation:

Hearing Notice

Location Map

Zoning Map

Initial Development Plan

Site Plan

Landscape Plan

Building Elevations