

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: November 23, 2021

Subject: Revised Preliminary Plat for Lots 1 and 2, Block 19; Block 20 and Block 21 in Prairie Hills Addition

Presenter: Mike Struck, Community Development Director

Summary:

Prairie Hills LLC has submitted a revised preliminary plat for Lots 1 and 2, Block 19; Block 20 and Block 21 in Prairie Hills Addition. The revised preliminary plat includes 33 acres of land in the northwest section of the Prairie Hills Development.

Background:

The original Preliminary Plat for Prairie Hills identifies the area in the revised preliminary plat as portions of Block 5, Block 9, Block 10 and portions of Block 11. Revised plats for adjacent land in Prairie Hills have resulted in the renumbering of blocks, as well as the elimination of Pasque Flower Trail.

Item Details:

The revised preliminary plat proposes three blocks. Block 19 includes two lots currently zoned Business B-2 district. Lot 1 will remain B-2 while a rezoning request has been submitted to rezone Lot 2 from B-2 to Residence R-3 Apartment District. Block 20, formerly a portion of Block 5, is currently split zoned B-2/R-3 and a rezoning request has been submitted to rezone Block 20 to entirely R-3. Block 21, formerly identified as Blocks 9 and 10, is currently zoned B-2. Portions of the original Blocks 9 and 10 have been platted as Lots 1 – 3, Block 7.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – the revised preliminary plat will provide an opportunity for potential commercial and multi-family housing development.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a Study Session
5. Discuss / take no action / table

The Development Review Team and staff recommend approval. The Planning Commission voted 5-0 recommending approval.

Supporting Documentation:

Planning Commission Notice

Planning Commission Minutes

Revised Preliminary Plat

Approved Preliminary Plat

Approved Preliminary Plat 9-24-2019

Area and Zoning Map