

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: February 6, 2024
Subject: Preliminary Plat of Blocks 1-4 of Prairie Sunset Addition
Person(s) Responsible: Ryan Miller, City Planner

Summary:

TH Companies LLC has submitted a proposed preliminary plat for Block 1-4 of Prairie Sunset Addition. The preliminary plat includes a Large Scale Residential Plan which has been submitted alongside a petition for annexation and petition to rezone 30.346 acres from Agriculture A District to Residence R-3 Apartment District.

Background:

TH Companies LLC previously submitted a petition for annexation, future land use amendment request and petition to rezone in March 2023. Only the future land use map amendment advanced to final approvals with the annexation and rezone applications being withdrawn due to concerns over the requested R-3 zoning district. The applicant has since revised their plans and has submitted a large scale residential plan alongside the R-3 zoning request.

Item Details:

The preliminary plat includes 58 lots over 4 blocks. Each lot is proposed to include 2-unit single family attached dwellings. The preliminary plat also includes two drainage tracts (Tract 1 in Block 1 and Tract 1 in Block 2) and one recreation tract (Tract 1 in Block 4). Rights-of-way for three streets and three cul-de-sacs are proposed. Avenue A (placeholder name) and Brighton Road serve as access points from 20th Street South and run north south through the development. Avenue A, on the western half of the development, ends in a cul-de-sac shortly after a cross connection with east-west C Street (placeholder name). Brighton Road runs north-south along the eastern half of the development until its connection with C Street and then runs southeast towards the southern end of the development. This configuration aligns with an existing sewer main installed in 2020. Cul-de-sacs D Circle and E Circle (placeholder names) extend out from the southern portion of Brighton Road.

Block 1 consists of 16 lots located along Avenue A (placeholder name), which provides access into the development from 20th Street South and ends in a cul-de-sac south of a proposed intersection with C Street (placeholder name). Block 2 includes 12 lots with half located along Avenue A and half located along Brighton Road, which extends through the proposed development from the southern terminus of the existing Brighton

Road. Block 3 includes 18 lots along Brighton Road and D Circle. Block 4 consists of 12 lots located along Brighton Road and E Circle.

The property generally drains to the south and west with retentions ponds located in Tract 1 Block 2 and Tract 1 Block 1 collecting stormwater and running it to the south with an eventual outlet on the south side of Tract 1 Block 1.

The Development Review Team (DRT) recommends that A Circle and D Circle be extended and create a through connection. DRT discussed maintenance, snow removal, public safety, secondary access, utility efficiency and a preference for greater overall connectivity as reasons for recommending a through street as opposed to the cul-de-sacs. Secondary access will be a challenge for lots along Brighton Road south of C Street due to the uncertainty of a future extension of Brighton Road to the south. Lots along Avenue A, A Circle, C Street, and Brighton Road north of C Street will have the required secondary access. Connecting A Circle and D Circle would resolve the issue. Without that connection, no platting of lots in Block 3 or 4 would be allowed until secondary access is provided.

Streets will likely be marked for no on-street parking due to density concerns related to the narrow spacing of continuous 2-unit single family attached unit lots. With 2-family dwellings, one access drive is permitted for each garage.

The LSRD proposes no variances from the standard R-3 zoning ordinances.

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 and staff recommend approval with the following changes:

- Connect A Circle and D Circle in order to ensure secondary access for Blocks 3 and 4 as well as provide greater overall connectivity.

Supporting Documentation:

Hearing Notice

Location Map

Preliminary Plat

Preliminary Grading Plan

Preliminary Drainage Plan

Preliminary Utility Plan