

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner
Meeting: May 5, 2026
Subject: Revised Preliminary Plat – Prairie Sunset Addition
Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

TH Companies, LLC has submitted a revised preliminary plat for Lots 1-8 in Block 1 and Lots 1-3 in Block 3 of Prairie Sunset Addition. The property is currently described as the Northeast Quarter of the Northwest Quarter, Excluding Outlot A in Section Three, Township 109 North, Range 50 West and is zoned Residential R-1A Single-family district.

Staff recommends approval with the following condition:

- A revised preliminary drainage plan must be submitted prior to City Council review of the revised preliminary plat.

Item Details:

The revised preliminary plat will modify the previous plans for Prairie Sunset which included a preliminary plat and Large-Scale Residential Development approved in January 2025. The original preliminary plat included 41 two-family lots and 17 single-family lots for a total of 58 lots. The Large-Scale Residential Development Plan allowed for Residence R-3 multi-family zoning for the development. The parcel has since been rezoned to Residence R-1A Single-family.

The revised preliminary plat will reduce the development to 11 single-family lots. A proposed extension of Brighton Road will provide access to all but two lots which will have access from a proposed cul-de-sac. Brighton Road will extend to the parcel's southern boundary to allow for future connectivity to the south. As proposed, the development meets secondary access requirements.

Development will be limited to slab-on-grade homes due to the high-water table present in the area. Onsite stormwater detention is provided along the western edge of Block 1. An updated drainage plan will be required prior to final approval by the City Council.

Supporting Documentation:

Hearing Notice
Revised Preliminary Plat
Approved Preliminary Plat
Location Map

Zoning Map
Future Land Use Map
Floodplain Map