

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: September 3, 2024

Subject: Rezone Lot 2 in Block 3B of Prairie Hills Addition from a Planned Development District with Business B-2A Office underlying district to a Planned Development District with Business B-2 underlying district.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Prairie Hills, LLC has submitted a petition to rezone Lot 2 in Block 3B of Prairie Hills Addition from a Planned Development District with Business B-2A Office underlying district to a Planned Development District with Business B-2 underlying district.

Background:

A recent Final Development Plan was reviewed and approved by the Planning Commission contingent on the removal of a drive-thru lane due to the B-2A underlying district prohibiting a drive-thru lane.

The property owner is now seeking a rezone within the Planned Development District from Business B-2A Office underlying district to Business B-2 underlying district. The rezone would allow for the proposed drive-thru lane.

Item Details:

The area to be rezoned is Lot 2 in Block 3B of Prairie Hills Addition, a 1.03-acre lot located at the southeast corner of 20th Street South and Tall Grass Parkway. Adjacent zoning includes Residence R-3A multi-family district to the north, PDD with Business B-2A Office underlying district to the east and south and Business B-2 district to the west.

The area is located within an Urban Low Intensity future land use according to the comprehensive plan which supports the request for B-2 zoning.

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 recommends approval.

Supporting Documentation:

Hearing Notice – Planning Commission

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map