

PC Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: November 4, 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. Staff recommends approval of the amended Final Development Plan.

Item Details:

Lot 2 in Block 3B of Prairie Hills Addition is located within a Planned Development District. The lot originally included Business B-2A office district underlying zoning but was recently rezoned to Business B-2 district underlying zoning. The rezoning request would allow for a drive-thru lane that was previously prohibited due to the Business B-2A Office district and Planning Commission action to approve an earlier Final Development Plan contingent on the removal of the drive-thru.

The previous Final Development Plan was reviewed by the Planning Commission at the July 2024 meeting. The Planning Commission approved that 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

With the rezoning of the parcel from PDD with B-2A underlying district to PDD with B-2 underlying district, the drive thru lane would now be allowed by right. The amended Final Development Plan includes the additional conditions imposed at the July meeting including the addition of bike parking, pedestrian connections to 20th Street South and the Prairie Hills Landing trail network to the south, and the inclusion of an exterior lighting plan.

With the inclusion of the pedestrian connections, an updated landscape plan will be required at the building permit stage that shows locations of the pedestrian paths and also shows compliance with the requirements of the landscape ordinance.

Supporting Documentation:

Hearing Notice

Location Map

Zoning Map

Initial Development Plan

Site Plan

Landscape Plan

Building Elevations