

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: May 6, 2025

Subject: Large Scale Residential Development Amendment – Prairie Hills Landing

Person(s) Responsible: Ryan Miller, City Planner

Summary and Recommended Action:

Prairie Hills LLC has submitted an amendment to a Large-Scale Residential Development (LSRD) plan for a portion of the Prairie Hills Landing. The LSRD would include developed and undeveloped portions of Lot 1A in Block 3B, Block 4, Block 5, Block 6, Block 9A, Block 9B, Lot 157C, and Wetland D Tract 2, all in Prairie Hills Addition. The LSRD amendment seeks to amend the minimum rear yard setbacks of the development area.

Staff recommends approval.

Background:

Section 94-331 describes the large-scale residential development. This section is intended to allow flexibility within the subdivision and zoning regulations when an LSRD is proposed.

An LSRD may be proposed in any residential zoning district and is subject to the following regulations:

- 1) The development shall have a minimum of 20 acres.
- 2) The rules, regulations and standards guiding land subdivision in the city may be modified. All proposed variances to such requirements shall be included as explanatory matter on the LSRD development plan.
- 3) Provisions in this chapter regulating land use within the city may be modified as follows:
 - a. Density requirements shall be computed using lot areas, open space and neighborhood parkland. Land set aside for churches, schools and similar uses will not be included in the computation of density requirements.
 - b. Lot area and frontage minimums for each lot shall be stated on the LSRD development plan.
 - c. Front, side and rear yard setbacks and building heights shall be stated on the LSRD development plan. Variances to the minimum yard

setback around the boundaries of the development shall not be permitted.

- 4) Additional information required on the LSRD development plan shall include trails, paths, bikeways, sidewalks, lakes, streams, landscape corridors and any other prominent natural or man-made features of the development.

The original LSRD for the Prairie Hills was approved in 2023 and included the following variances:

- No minimum lot area
(6,000 / 9,600 square feet required in R-3 for single-family / two-family)
- No minimum lot width
(50 feet / 75 feet required in R-3 for single-family / two-family)
- Side yard setbacks shall be 10 feet between buildings side to side minimum
(Side yard setback in R-3 is 7 feet or 14 feet between buildings)
- Front yards setbacks shall be 20 feet minimum from back of curb to front load garages and 13 feet from back of curb to side load garages (Front yard setback in R-3 is 20 feet and private streets shall not be included in the setback)
- Roadways shall be 26 feet from curb to curb with a 50-foot access and utility easement centered on the roadway centerline (private streets shall not be less than 28 feet in width)
- The LSRD was approved for a total of 86 units.

The LSRD amendment requests for following additional variance:

- Side yard setbacks shall be 25-feet between buildings rear to rear minimum

Supporting Documentation:

Hearing Notice – Planning Commission

Large Scale Residential Development Plan – Revised

Large Scale Residential Development Plan – 2023