

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** November 2, 2021

**Subject:** Revised Preliminary Plat for Lots 1 and 2, Block 19; Block 20 and Block 21 in Prairie Hills Addition

**Person(s) Responsible:** Ryan Miller, City Planner

**Summary:** Prairie Hills LLC has submitted a revised preliminary plat for Lots 1 and 2, Block 19; Block 20 and Block 21 in Prairie Hills Addition. The revised preliminary plat includes 33 acres of land in the northwest section of the Prairie Hills development.

**Background:**

The original Preliminary Plat for Prairie Hills identifies the area in the revised preliminary plat as portions of Block 5, Block 9, Block 10 and portions of Block 11. Revised plats for adjacent land in Prairie Hills have resulted in the renumbering of blocks as well as the elimination of Pasque Flower Trail (see Revised Preliminary Plat from September 24, 2019).

**Item Details:**

The revised preliminary plat proposes three blocks. Block 19 includes two lots currently zoned Business B-2 district. Lot 1 will remain B-2 while a rezoning request has been submitted to rezone Lot 2 from B-2 to Residence R-3 apartment district. Block 20, formerly a portion of Block 5, is currently split zoned B-2/R-3 and a rezoning request has been submitted to rezone Block 20 to entirely R-3. Block 21, formerly identified as Blocks 9 and 10, is currently zoned B-2. Portions of the original Blocks 9 and 10 have been platted as Lots 1 – 3, Block 7.

**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.

**Supporting Documentation:**

1. Public Hearing Notice
2. Revised Preliminary Plat
3. Approved Preliminary Plat

4. Approved Revised Preliminary Plat 9-24-2019
5. Aerial and Zoning Map