

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: January 26, 2021

Subject: Preliminary Plat for Lots 1-9, Block 3A and Lots 1-3, Block 7, in Prairie Hills Addition

Person(s) Responsible: Mike Stuck, Community Development Director

Summary:

A preliminary plat has been submitted for Lots 1-9, Block 3A and Lots 1-3, Block 7, in Prairie Hills Addition. The preliminary plat includes 10 new commercial lots in Block 3A and 3 new commercial lots in Block 7 within roughly 10.32 acres located generally south of 20th Street South and east and west of Tallgrass Parkway.

Background:

Prairie Hills, LLC, has submitted a preliminary plat for Prairie Hills Addition. The preliminary plat includes 13 new commercial lots proposed for offices and storage units. The area is zoned as a Planned Development District with a B-2 and B-2A underlying zoning classification. The proposed use is consistent with the future land use map.

The lots will sit south of 20th Street South on either side of Tallgrass Parkway. No new streets will be required and all internal drives and access will be private. The plat currently proposes four 30-foot shared access drives along 20th Street South in addition to an existing shared access drive currently serving Lot 11 of Block 3. Lot 11 of Block 3 will be combined into the new Lot 3A of Block 3A. Lots 3A, 7, and 9 will be served via access easements. A 1-foot no access easement will be established along 20th St S at final platting once the shared access locations are finalized.

A drainage plan submitted for the original development plan for Prairie Hills Addition is sufficient for the approval of this preliminary plat. The original drainage plan is being amended and final platting will be contingent on the completion of an amended drainage plan.

Findings of Fact:

1. Lot dimensions and setbacks conform to B-2/B-2A standards.
2. The proposed development is consistent with the future land use map.
3. A preliminary drainage plan has been accepted.

Item Details:

The Prairie Hills Addition preliminary plat is consistent with the future land use plan. The land use plan calls for Urban Low Intensity, which is consistent with the B-2 and B-2A zoning districts and use.

Legal Consideration:

None

Financial Consideration:

None

Strategic Plan Consideration:

This preliminary plat is consistent with the Comprehensive Plan's Future Land Use Map as well as goals within the City Council Strategic Plan. The project will help promote economic expansion by specifically assisting with the development of Prairie Hills as identified in strategic plan.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Approve as amended
3. Deny
4. Move the item to a work session
5. Do nothing

The Planning Commission recommended approval of the preliminary plat on January 5, 2021.

The Development Review Team (DRT) and staff recommend approval of the preliminary plat.

Supporting Documentation:

Memo

Legal Notice

Planning Commission Minutes

Preliminary Plat

Area Map

Zoning Map