

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** February 7, 2023

**Subject:** Large Scale Residential Development – Prairie Hills

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

## **Summary:**

Prairie Hills LLC has submitted a Large Scale Residential Development (LSRD) plan for a portion of the Prairie Hills Landing. The LSRD would include developed and undeveloped portions of Blocks 3B, 4, 5, 6 and 8 in Prairie Hills. The LSRD seeks special zoning standards related to lot area and width, front and side setbacks, and private roadway widths.

## **Background:**

The Prairie Hills Landing has been under development since 2013. The development primarily consists of twin homes built along Goldenrod Trail and Sunflower Road. Approximately fifty-three units have been completed in the development thus far, roughly 61% of the planned development.

In late 2021, the developer sought variances to front and side yard setbacks for six units, all of which were granted by the Board of Adjustment. The variances reduced the side yard setbacks to roughly twelve feet between units when fourteen feet would be required by code and reduced the front yard setbacks to roughly twelve feet when code would require twenty feet from the front of the dwelling to the curb on a private street.

The applicant is applying for the Large Scale Residential Development plan for the remainder of the Landing, roughly thirty-three units along Sunflower Road, Chokecherry Lane and Goldenrod Trail.

## **Item Details:**

Requests in the LSRD include:

- 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 Prairie Hills Landing development has been built out as a series of twin-homes located on common area lots. The units are built, surveyed and platted around building footprints with the front, side and rear yards platted into common area lots retained by the home owners association. This creates a unique development where all front, side and rear yards area shared. The common area lots also create uniquely shaped lots in the landing that may have narrow frontages, however, in the overall context of the development the amount of common yard area is similar to yard area required for a similar number of total single and two-family dwellings.

Front load garages in the development would meet the front yard setback requirement of 20 feet to back of curb, however, the applicant is seeking an exemption for side load garages where only 13 feet would be required. In previous cases, variances were granted for roughly three units with close to 12-foot front setbacks for side load garages at 804, 806 and 813 Sunflower Road.

Existing private streets in this portion of Prairie Hills have been built at 28 feet wide.

#### **Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval with the following condition:

- The LSRD is approved for a total of 86 units.

#### **Supporting Documentation:**

1. Legal Notice
2. Large Scale Residential Development Plan
3. Board of Adjustment Packet – September 2, 2021
4. Board of Adjustment Minutes – September 2, 2021
5. Board of Adjustment Packet – November 4, 2021
6. Board of Adjustment Minutes – November 4, 2021