

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: February 28, 2023

Subject: Revised Preliminary Plat of Block 3B, Block 4, Block 5, Block 6, Block 8, Lot 157C and Wetland D in Tract 2, All in Prairie Hills Addition

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

Summary:

Prairie Hills LLC has submitted a Large Scale Residential Development (LSRD) plan for a portion of the Prairie Hills Landing. The LSRD is reviewed via the submittal of a revised preliminary plat which includes developed and undeveloped portions of Blocks 3B, 4, 5, 6 and 8, Lot 157C and Wetland D in Tract 2 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 53 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 12 feet between units, when 14 feet would be required by code, and reduced the front yard setbacks to roughly 12 feet, when code would require 20 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 33 units along Sunflower Road, Chokecherry Lane, and Goldenrod Trail. Two currently built units would be impacted by the proposed LSRD. These two units, located on Sunflower Road would currently not meet the minimum side yard setback regulations, but would meet the side yard setbacks proposed in the LSRD.

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 yard 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 owner's 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.

Legal Consideration:

None

Strategic Plan Consideration:

Sustainability – the amendments propose changes to the zoning code, which could support higher density development.

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Planning Commission voted 6-0 recommending approval with the following condition proposed by staff and the Development Review Team:

- The LSRD regulations are approved for a total of 86 units.

Supporting Documentation:

Legal Notice – City Council

Legal Notice – Planning Commission

Planning Commission Minutes

Revised Preliminary Plat

Prairie Hills Concept Plan

Board of Adjustment Packet – September 2, 2021

Board of Adjustment Minutes – September 2, 2021

Board of Adjustment Packet – November 4, 2021

Board of Adjustment Minutes – November 4, 2021