

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: January 5, 2021

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

Person(s) Responsible: Ryan Miller, City Planner

Summary:

A preliminary plat has been submitted for Lots 1-9, Block 3A and Lots 1-3, Unnamed Block, in Prairie Hills Addition. The preliminary plat includes 10 new commercial lots in block 3A and 3 new commercial lots in an unnamed block within roughly 10.32 acres located generally south of 20th St S 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 St S 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 32' shared access drives along 20th St S in addition to an existing shared access drive currently serving Lot 11 of Block 3. This access drive aligns with a 25' access easement to that lot. Lots 3A, 7, and 9 will also need to be served via access easements. A 1' no access easement will be established along 20th St S at final platting once the shared access locations are finalized.

Lot 3A is proposed at 13,881 square feet which does not meet the minimum size of 15,000 feet as required by the B-2 and B-2A underlying zoning districts.

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 with the exception of Lot 3A, Block 3A, which does not meet the required minimum square feet.
2. The proposed development is consistent with the future land use map.
3. A preliminary drainage plan has been accepted.

Recommendations:

Based on the above findings of fact, the Development Review Team (DRT) and staff recommend approval of the Preliminary Plat contingent upon a revision showing access drives at 30', addressing nonconforming Lot 3A and assigning a number to the currently unnamed block.

Options:

The Planning Commission has the following options:

1. Approve as presented
2. Approve as amended
3. Deny

Supporting Documentation:

1. Notice
2. Preliminary Plat
3. Area Map
4. Zoning Map