



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Crossing Plat 9 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: April 22, 2022

MEETING DATE: April 26, 2022

GENERAL INFORMATION

Applicant / Owner:

Alices, L.C., Knapp Properties Inc.

Owner's Representative:

Paul Clausen, PE, Civil Engineering Consultants

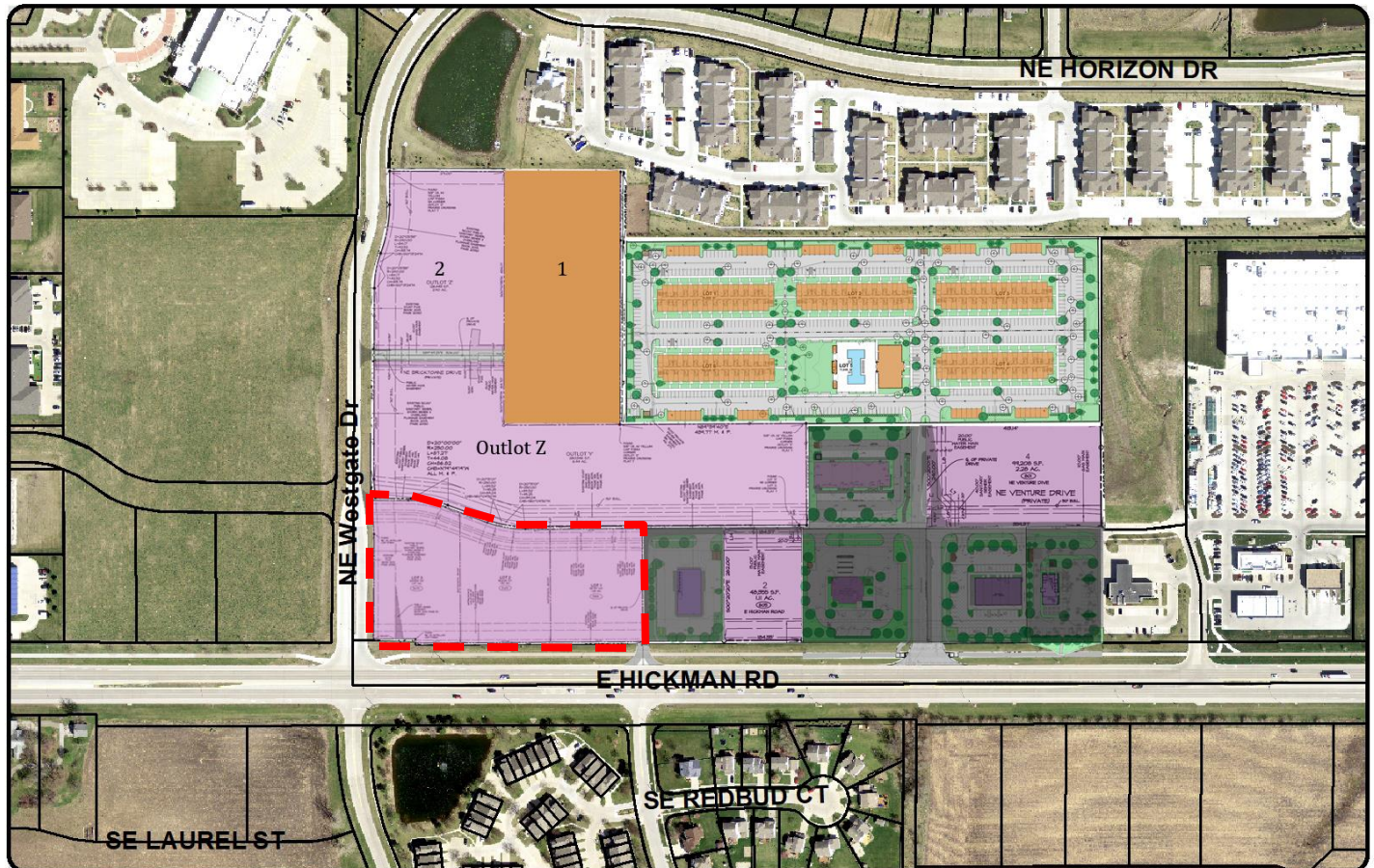
Request:

The applicant is requesting approval of a final plat for a commercial subdivision.

Location and Size:

Property is generally located north of Hickman Road and east of NE Westgate Drive, containing approximately 4.05 acres.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)
North	Vacant – Undeveloped	Mixed Use	C-1B (Large Scale Commercial District)
South	Townhome Residential	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
East	Commercial (Firestone)	Mixed Use	C-1B (Large Scale Commercial District)
West	Commercial (Culver’s)	Community Commercial	C-1B (Large Scale Commercial District) /PD-1 (Planned Development Overlay)

HISTORY

The subject property was platted as Outlot Y with the platting of Prairie Crossing Plat 7 in 2018. This property is currently vacant, undeveloped land.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of three lots for commercial development. These lots range in size from 1.28 acres to 1.47 acres. As there are no minimums for lot area and lot width for the C-1B zoning district, all proposed lots are meeting the requirements of the C-1B (Large Scale Commercial) zoning district. Table I below summarizes the bulk regulations for the C-1B zoning district.

Table I: C-1B Zoning District Bulk Regulations

Category	Standard C-1B (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	50 feet
Rear Yard Setback	50 feet
Side Yard Setback	No minimum

STREETS AND SIDEWALKS

No new accesses are proposed with this plat. There are already existing accesses nearby off of the public streets. A five-foot wide sidewalk is proposed along the south side of NE Venture Drive. This sidewalk will be installed with individual lot development.

EASEMENTS

Several easements are proposed within the plat based upon the location of proposed utilities. Ingress/egress is provided through a blanket easement for the entire development.

UTILITIES

Utilities have been extended to service the proposed plat with previous plats in the Prairie Crossing development.

Storm sewer detention will be provided with individual detention basins within each lot as the lots are developed. These detention basins will be owned and maintained by the individual lot owners.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Prairie Crossing Plat 9 subject to remaining staff comments and review of the legal documents.