

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Village Townhomes Plat 1 – Preliminary Plat, Site Plan and Final Plat

PREPARED BY: Bill Mettee – Planner

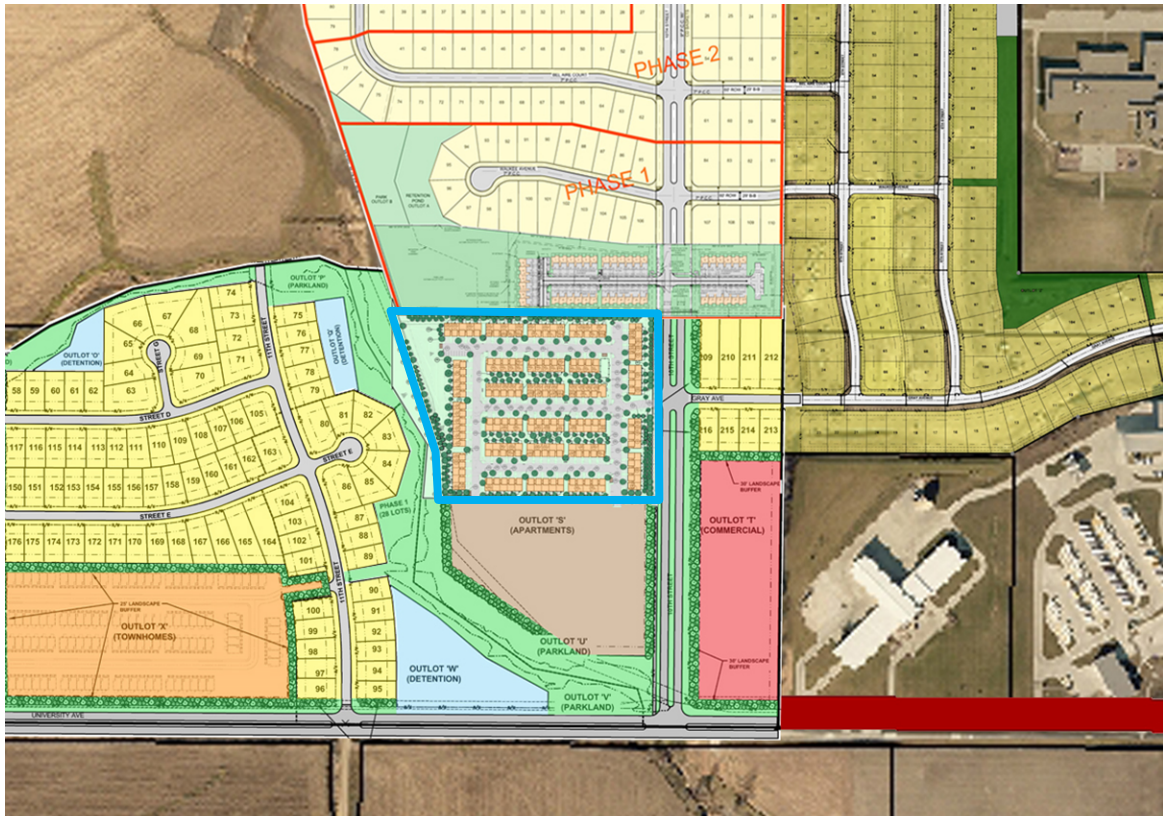
REPORT DATE: May 6, 2022

MEETING DATE: May 10, 2022

GENERAL INFORMATION

Applicant:	Prairie Village of Iowa, LLC
Owner:	Prairie Village of Iowa, LLC
Project Manager:	Jared Murray, P.E., Civil Design Advantage
Request:	The applicant is requesting approval of a preliminary plat, site plan and final plat for a multi-family townhome development.
Location and Size:	Property is generally located north of Ashworth Road and west of 10 th Street, containing approximately 12.46 acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
North	Autumn Valley Townhomes	Medium Density Residential	R-4 (Row Dwelling and Townhome Dwelling District)
South	Vacant - Undeveloped	High Density Residential	R-3 (Multi-Family Residential District)
East	Vacant - Undeveloped (Prairie Village Plat 3)	Medium Density Residential	R-2 (One and Two Family Residential District)
West	Vacant – Undeveloped (Prairie Village Overall)	Mixed Use / Medium Density Residential	R-2 (One and Two-Family Residential District)

BACKGROUND

The subject property was originally platted as Outlot ‘R’ of in the Prairie Village Overall concept plan. The property was zoned R-4, Row Dwelling and Townhome Dwelling District, with the overall rezoning for the Prairie Village Development. The R-4 zoning district allows for the development of townhomes.

The Planning and Zoning Commission approved a rezoning of approximately 132.33-acres at their July 13, 2021 meeting, which included the subject parcel. This rezoning was from A-1 Agricultural to R-4 Row Dwelling and Townhome Dwelling District.

At their January 11, 2022 meeting, the Planning and Zoning Commission approved approximately 2.60-acres on the south end of the subject property to include in this townhome development. This rezoning was from R-3 Multi-Family Residential District to R-4 Row Dwelling and Townhome Dwelling District.

PROJECT DESCRIPTION

The project includes a total of 26 townhome buildings with a total of 127 townhome units and an office space for the entire site. All buildings will be on one lot. The buildings range between four to six units per building. Each unit varies between approximately 1,113-square feet and 1,332-square feet in size. Each building varies between approximately 4,408-square feet (4-plex), 5,508-square feet (5-plex) and 6,608-square feet (6-plex).

The final plat identifies the single townhome lot as well as Outlot ‘Z’ for all of the common areas, including the private streets, open space, and detention basins. The outlot will be owned and maintained by the homeowner’s association.

One monument sign is proposed at the east entrance to the site.

ACCESS AND PARKING

Two accesses are provided to this site off of 10th Street. All streets interior to the site will be privately owned and maintained by the association.

A total of 280 parking spaces are required for this project (1 space per 5 units for visitor parking, plus 2 spaces per unit) and a total of 536 spaces are provided, including one (1) accessible parking stall. This includes 2 attached garage spaces per unit.

SIDEWALKS/TRAILS

A ten-foot-wide trail will be installed along the west side of 10th Street to provide access to the north and to the south eventually reaching University Avenue. Five-foot wide, private sidewalks are shown throughout the development in order to provide internal pedestrian access as well as provide access to and from the trail located along the public street.

UTILITIES

This site will be serviced with all public utilities. Sanitary sewer and water services will be brought into the site from 10th Street. All utilities within the site will be privately owned and maintained.

Storm water will be accommodated with a detention basin located on the northwest side of the site. This will be owned and maintained by the association.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 48%.

This project includes 25-foot landscape buffers along the east and west sides of the site. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.

ELEVATIONS

The elevations of the buildings are proposed to be constructed of vinyl siding with shake siding, lap siding and stone. All buildings are two-story and each unit includes a two-car garage. There are several color palettes proposed in different shades of green, blue and white. Elevations of the proposed buildings have been provided for review along with the proposed color schemes.

The buildings with walls facing streets have included windows on those street-facing sides. All buildings abutting 10th Street have met the requirement of 20% stone on those street-facing facades.

Four community dumpster enclosures will be provided for this development. There will be one enclosure near each corner of the development. The enclosures will be made of CMU material and include one primary gate and one optional gate.

LIGHTING PLAN

A photometric plan was included which shows no exterior lighting for the internal streets. General exterior residential house lighting will be provided on the exterior of each unit. The lamps will be located 8-feet above grade with a maximum of 4.7 foot-candle.

COMPREHENSIVE PLAN

The Comprehensive Plan classifies the subject property as Medium Density Residential. The Medium Density Residential classification provides for a variety of attached side-by-side townhome and row home products. The Plan states that neighborhoods should include a variety of housing options that accommodate a range of needs, price points and life stages of residents.

STAFF RECOMMENDATION

The proposed preliminary plat, site plan and final plat are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to any remaining staff comments and review of the legal documents.