



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Village Plat 2 – Final Plat

PREPARED BY: Bill Mettee, Planner

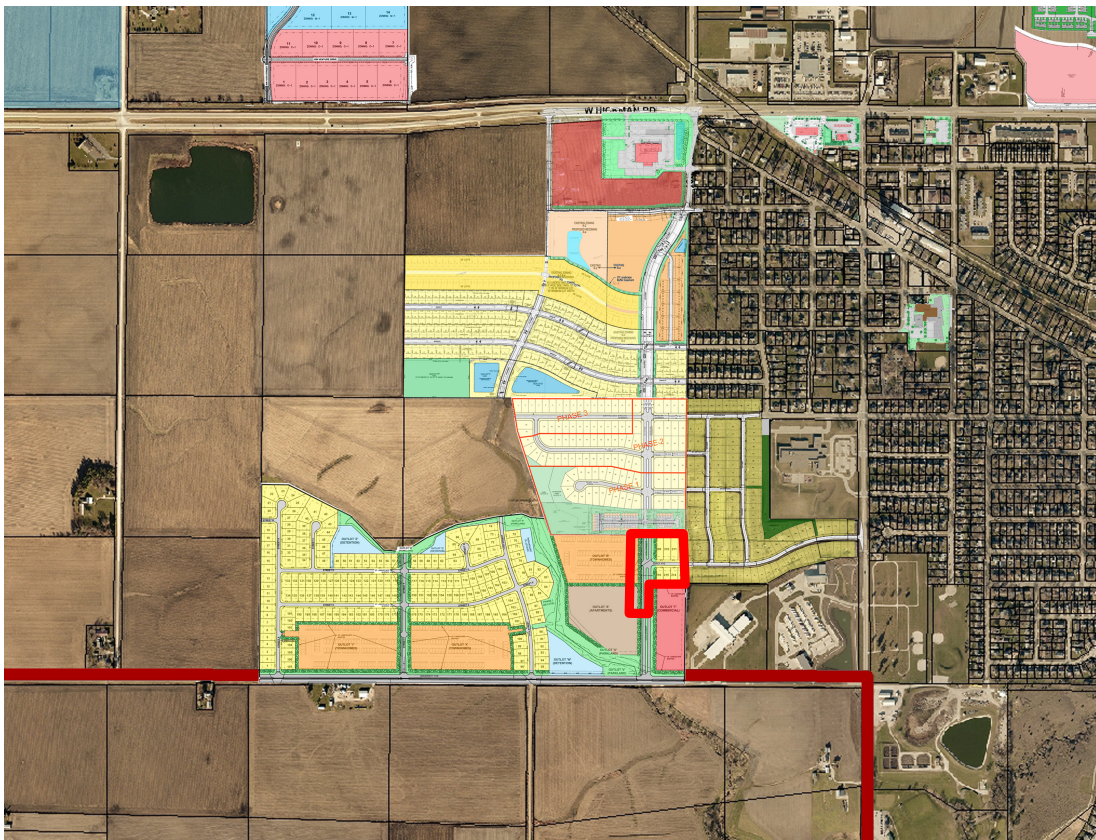
REPORT DATE: November 4, 2022

MEETING DATE: November 8, 2022

GENERAL INFORMATION

Applicant:	Prairie Village of Iowa, LLC
Owner:	Prairie Village of Iowa, LLC
Owner's Representative:	Jared Murray, P.E. with Civil Design Advantage
Request:	The applicant is requesting approval of a final plat for a single-family residential subdivision.
Location and Size:	Property is an extension of Gray Avenue to the west and generally located north of University Avenue, containing 5.68-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	Single Family Residential, Medium Density Residential, High Density Residential, Community Commercial, Mixed-Use, & Open Space	R-2 (One & Two Family Residential)
North	Vacant – Undeveloped & Autumn Valley Neighborhood	Single Family Residential, Medium Density Residential, & Open Space	R-4 (ROW Dwelling and Townhome Dwelling Residential District)
South	Vacant - Undeveloped	Institutional, Mixed-Use, Medium Density Residential, & Single-Family Residential	Dallas County
East	Vacant - Undeveloped	Single Family Residential, Medium Density Residential, High Density Residential, Community Commercial, Mixed-Use, & Open Space	R-2 (One & Two Family Residential District), R-3 (Multi-Family Residential District), & R-4 (Row Dwelling & Townhome District)
West	Vacant – Undeveloped	Single Family Residential & Open Space	R-2 (One & Two Family Residential) & R-4 (Row Dwelling & Townhome Dwelling District)

HISTORY

The subject property was rezoned in the Summer of 2021 and a preliminary plat was approved in January 2022 for the Prairie Village Plat 2.

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 10 lots that are intended for single family residential development. All lots are zoned R-2 and comply with the minimum requirements of the R-2 zoning district. Table I below summarizes the requirements of the R-2 district.

Table 1: R-2 Zoning District Bulk Regulations

Category	Standard R-2 (minimum)
Lot Area	8,000 square feet
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet (total)

STREETS AND TRAIL

The plat improvements include an extension of 10th Street and Gray Avenue.

A 10-foot trail is planned as part of this portion of the development. It is located on the west side of 10th Street. Five-foot-wide sidewalks will be installed along the east side of 10th Street and Gray Avenue as lots are developed.

UTILITIES

Utilities will be extended to service the proposed plat as part of future public improvements. Sanitary Sewer, Storm, Water and Gas will be provided via existing lines coming from the east in Clayton Estates. Stormwater detention will be provided on-site within each of the ten lots. There is a proposed 70-foot detention easement at the rear of Lots 1-4

PARKLAND DEDICATION

Parkland dedication requirements will apply to the project because of its residential nature. A total of 0.16-acres of parkland is required. This parkland dedication will be satisfied through other phases of the Prairie Village development.

EASEMENTS

All proposed easements have been indicated on the preliminary plat. Landscape buffer easements have been indicated along Lots 1 & 8 on the east side of 10th Street.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat subject to remaining staff comments and review of the legal documents.