



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Prairie Village Plat 3 – Final Plat

**PREPARED BY:** Bill Mettee, Planner

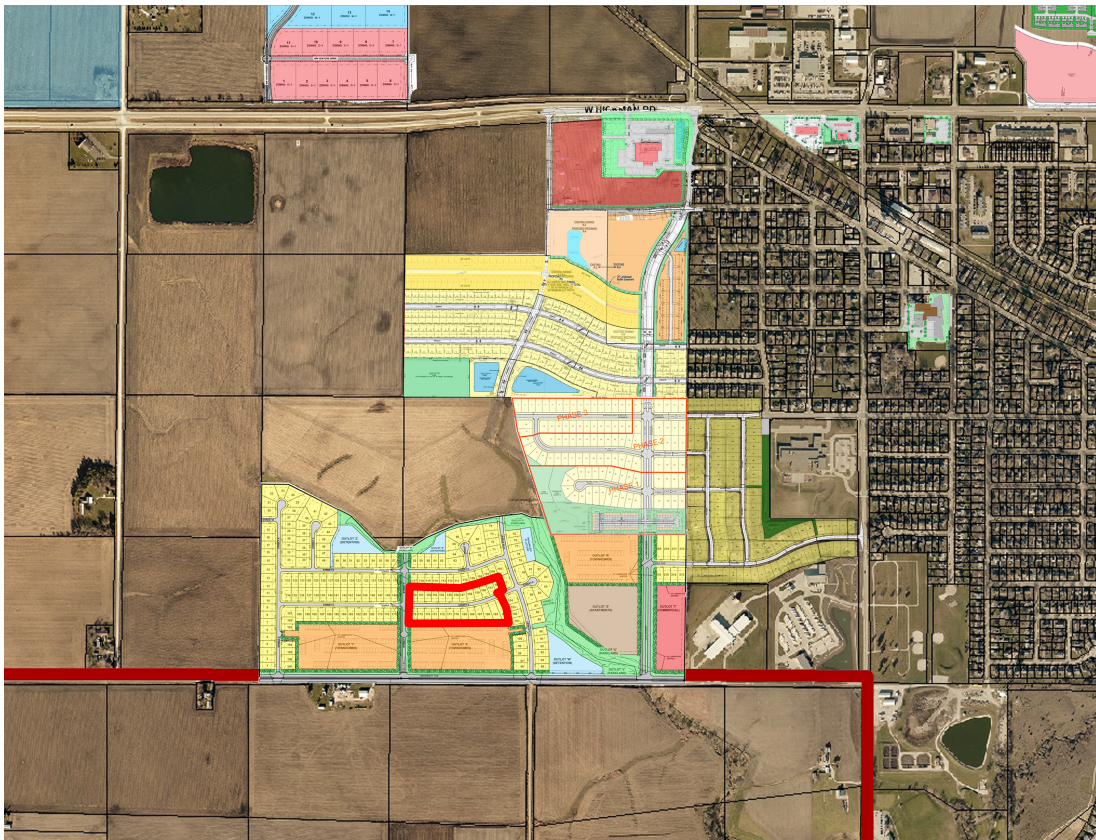
**REPORT DATE:** November 4, 2022

**MEETING DATE:** November 8, 2022

### GENERAL INFORMATION

|                                |  |
|--------------------------------|--|
| <b>Applicant:</b>              | Prairie Village of Iowa, LLC   |
| <b>Owner:</b>                  | Prairie Village of Iowa, LLC   |
| <b>Owner's Representative:</b> | Jared Murray, P.E. with Civil Design Advantage   |
| <b>Request:</b>                | The applicant is requesting approval of a final plat for a single-family residential subdivision.                    |
| <b>Location and Size:</b>      | Property is generally located west of 6 <sup>th</sup> Street and north of University Avenue, containing 14.90-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                          | Single Family Residential, Medium Density Residential, & Open Space  | R-2 (One & Two Family Residential)   |
| South                | Vacant - Undeveloped                          | Mixed-Use, Medium Density Residential, & Single-Family Residential   | R-4 (Row Dwelling and Townhome Dwelling District)  |
| East                 | Vacant – Undeveloped (Prairie Village Plat 1) | 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                          | Medium-Density Residential and Mixed Use   | R-2 (One & Two Family Residential)   |

### HISTORY

The subject property was rezoned in the Summer of 2021 and a preliminary plat was approved in Fall 2021 for the overall Prairie Village development.

### PROJECT DESCRIPTION

#### LOTS

The final plat identifies a total of 26 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 11<sup>th</sup> Street and Prairie Village Drive. These two streets will provide access to all 26 proposed lots.

A 10-foot trail will be installed along the north side of University Avenue and the west side of 17<sup>th</sup> Street with the plat improvements. A five-foot sidewalk will be installed along the east side of 17<sup>th</sup> Street. Five-foot sidewalks will be installed with individual lot development

**UTILITIES**

Utilities will be extended to service the proposed plat. Stormwater detention will be provided within the basin shown on Outlot Z on the Prairie Village Overall Preliminary Plat.

**EASEMENTS**

All proposed easements have been indicated on the final plat. Landscape buffer easements have been indicated on the lots that are adjacent to 17<sup>th</sup> Street.

**PARKLAND**

Parkland dedication requirements will apply to the project because of its residential nature. A total of 0.51-acres is required. The Prairie Village Overall preliminary plat identifies Outlots “T”, “U” and “V” as parkland dedication areas that will be used to satisfy this requirement.

**STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the final 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 final plat for Prairie Village Plat 3 subject to remaining staff comments, completion of public improvements and review of the legal documents.