

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Village Townhomes Plat 2 – Preliminary Plat, Final Plat, Site Plan **PREPARED BY:** Bill Mettee – Planner

REPORT DATE: March 8, 2024

MEETING DATE: March 12, 2024

GENERAL INFORMATION

Applicant: Prairie Village of Iowa, LLC

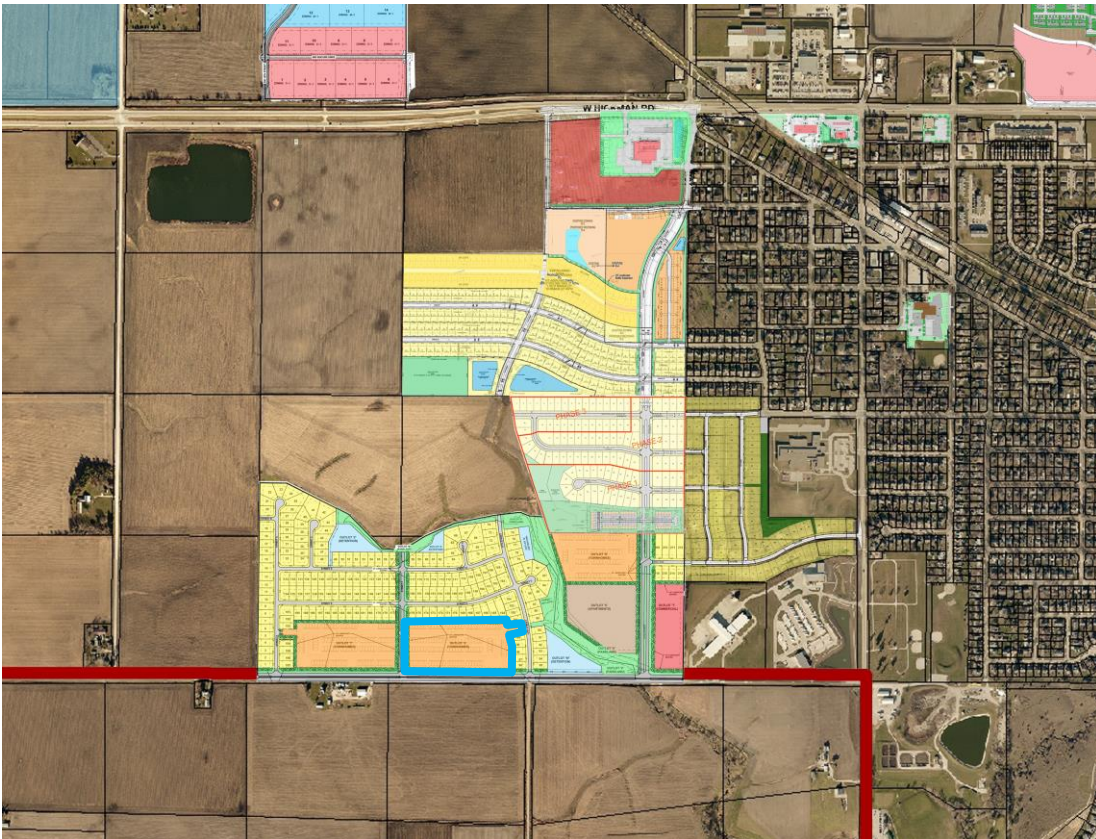
Owner: Prairie Village of Iowa, LLC

Project Manager: Jared Murray, P.E., Civil Design Advantage

Request: The applicant is requesting approval of a preliminary plat, final plat and site plan for a multi-family townhome development.

Location and Size: Property is generally located north of University Avenue and east of 17th Street, containing approximately 10.76 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, and Mixed Use	R-4 (Row Dwelling and Townhome Dwelling District)
North	Vacant – Undeveloped (Prairie Village Plat 3)	Medium Density Residential	R-2 (One and Two-Family Residential District)
South	Vacant - Undeveloped	Mixed Use, Regional Commercial and Park	R-3 (Multi-Family Residential District)
East	Vacant - Undeveloped (Prairie Village Plat 1)	High Density Residential, Open Space and Medium Density Residential	R-2 (One- and Two-Family Residential District)
West	Vacant – Undeveloped	Medium Density Residential and Single Family Residential	R-4 (Row Dwelling and Townhome Dwelling District)

BACKGROUND

The subject property was originally platted as Outlot ‘X’ of in the Prairie Village Overall preliminary plat. 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 preliminary plat, final plat and site plan for this project at their November 22, 2022 meeting. In the time since that meeting, the applicant has chosen to phase the project and is platting Phase 2 as an outlot.

PROJECT DESCRIPTION

The project includes a total of 21 townhome buildings with a total of 118 townhome units. Each unit will be its own lot. The buildings range between four to six units per building. Each unit will be approximately 1,300-square feet. Each building varies between approximately 5,182-square feet (4-plex), 6,475-square feet (5-plex) and 7,768-square feet (6-plex). Phase 1 will include the first 62 units and Phase 2 will include the remaining 56 units.

The final plat identifies the creation of 62 townhome lots and Outlot ‘Z’ for private streets. Outlot ‘Y’ is 4.99 acres and will be utilized for the Phase 2 development. Outlots ‘X’ and ‘Z’ will be owned and maintained by the homeowner’s association.

No monument signs or trash enclosures are proposed for the project. Each unit will have their own individual trash bin.

ACCESS AND PARKING

Two accesses are provided to this site - one off of 11th Street and the other off of 17th Street. All streets interior to the site will be privately owned and maintained by the association.

A total of 260 parking spaces are required for this project (1 space per 5 units for visitor parking, plus 2 spaces per unit) and a total of 496 spaces are provided. This includes 2 attached garage spaces per unit.

SIDEWALKS/TRAILS

A five-foot-wide sidewalk will be installed along the east side of 17th Street to provide access to the north from University Avenue. Five-foot wide, private sidewalks are shown throughout the development in order to provide internal pedestrian access.

UTILITIES

This site will be serviced with all public utilities. Sanitary sewer and water services will be brought into the site from 11th Street. All utilities within the site will be privately owned and maintained.

Storm water will be accommodated with a detention basin located near the northwest side of the Prairie Village Overall site. This is shown as Outlot Z on the Prairie Village Overall preliminary plat and 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 40.5%.

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

PARKLAND DEDICATION

Parkland dedication is required because of the residential nature of the project. The applicant is providing parkland dedication through other plats that are a part of the overall Prairie Village development.

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 gray, 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 University Avenue and 17th Street will meet the requirement of 20% stone on those street-facing facades.

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