



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Prairie Village Plat 2 – Preliminary Plat

**PREPARED BY:** Bill Mettee, Planner

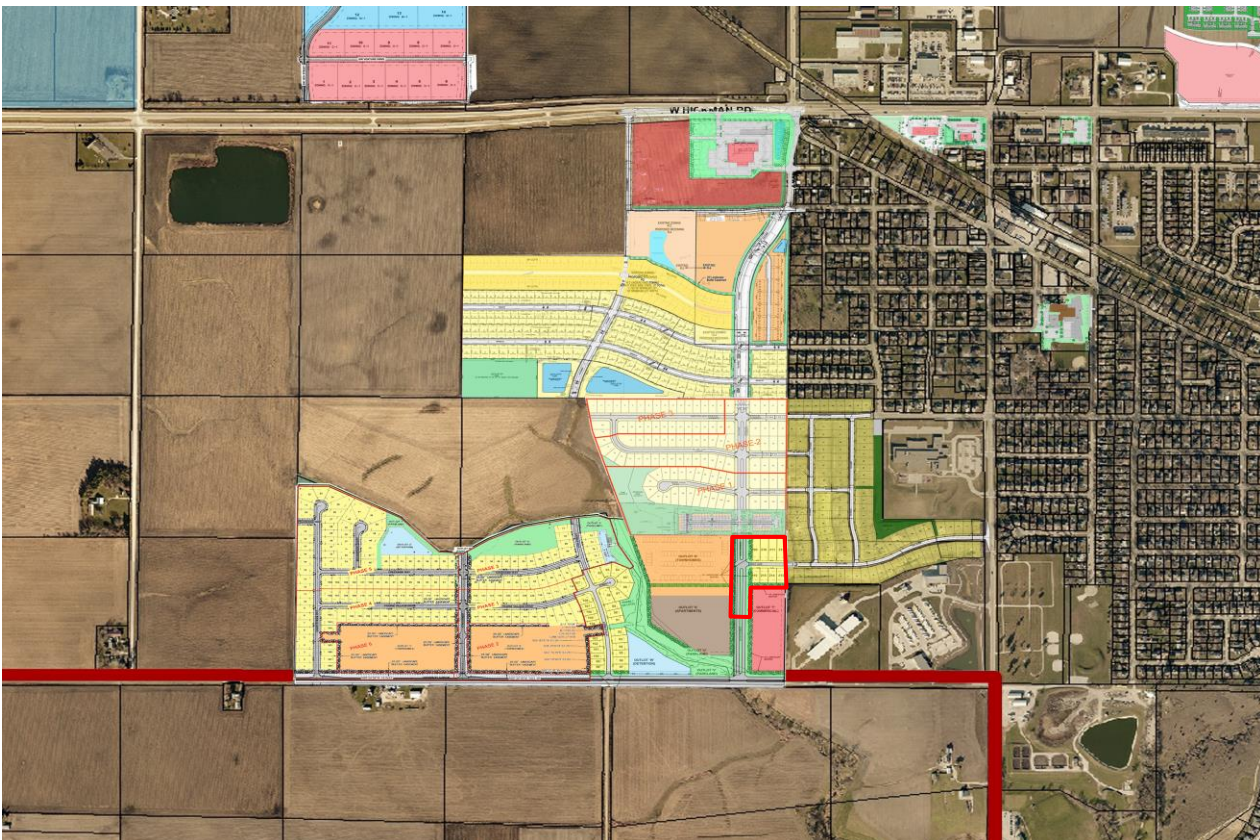
**REPORT DATE:** January 7, 2022

**MEETING DATE:** January 11, 2022

### GENERAL INFORMATION

<b>Applicant:</b>	Signature Companies of Iowa, LLC
<b>Owner:</b>	Phillips – Hamilton, Inc.
<b>Owner’s Representative:</b>	Jared Murray, P.E. with Civil Design Advantage
<b>Request:</b>	The applicant is requesting approval of a preliminary plat for a single-family residential subdivision.
<b>Location and Size:</b>	Property is an extension of Gray Avenue to the west and generally located north of University Avenue, containing 5.06-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 District)
North	Autumn Valley Neighborhood (Autumn Valley Townhomes Plat 4)	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	C-1 (Community and Highway Service Commercial District)
East	Single Family Residential (Clayton Estates Plat 2)	Single Family Residential, Medium Density Residential, High Density Residential, Community Commercial, Mixed-Use, & Open Space	R-2 (One & Two Family Residential District)
West	Vacant - Undeveloped	Single Family Residential & Open Space	R-4 (Row Dwelling & Townhome District)

**HISTORY**

The subject property was recently part of a larger rezoning of approximately 133-acres. The rezoning request was to rezone portions of the property to R-2, R-3, R-4, and C-1. The rezoning included the 5.06-acre area that is the subject of this preliminary plat application for single-family development.

**PROJECT DESCRIPTION**

**LOTS**

The preliminary plat identifies a total of 8 lots that are intended for single family residential development. All lots meet or exceed the minimum requirements of the R-2 zoning district. Table 1 below identifies the minimum 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 preliminary plat identifies extensions of 10<sup>th</sup> 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 10<sup>th</sup> Street. Five-foot-wide sidewalks will be installed along the east side of 10<sup>th</sup> 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 eight lots. There is a proposed 70-foot detention easement at the rear of Lots 1-4 and a 30-foot detention easement at the rear of Lots 5-8.

**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 10<sup>th</sup> 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.