



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Crossing Plat 8 – Final Plat

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: October 9, 2020

MEETING DATE: October 13, 2020

GENERAL INFORMATION

Applicant / Owner:

Alices, L.C., Knapp Properties Inc.

Owner's Representative:

Paul Clausen, PE, Civil Engineering Consultants

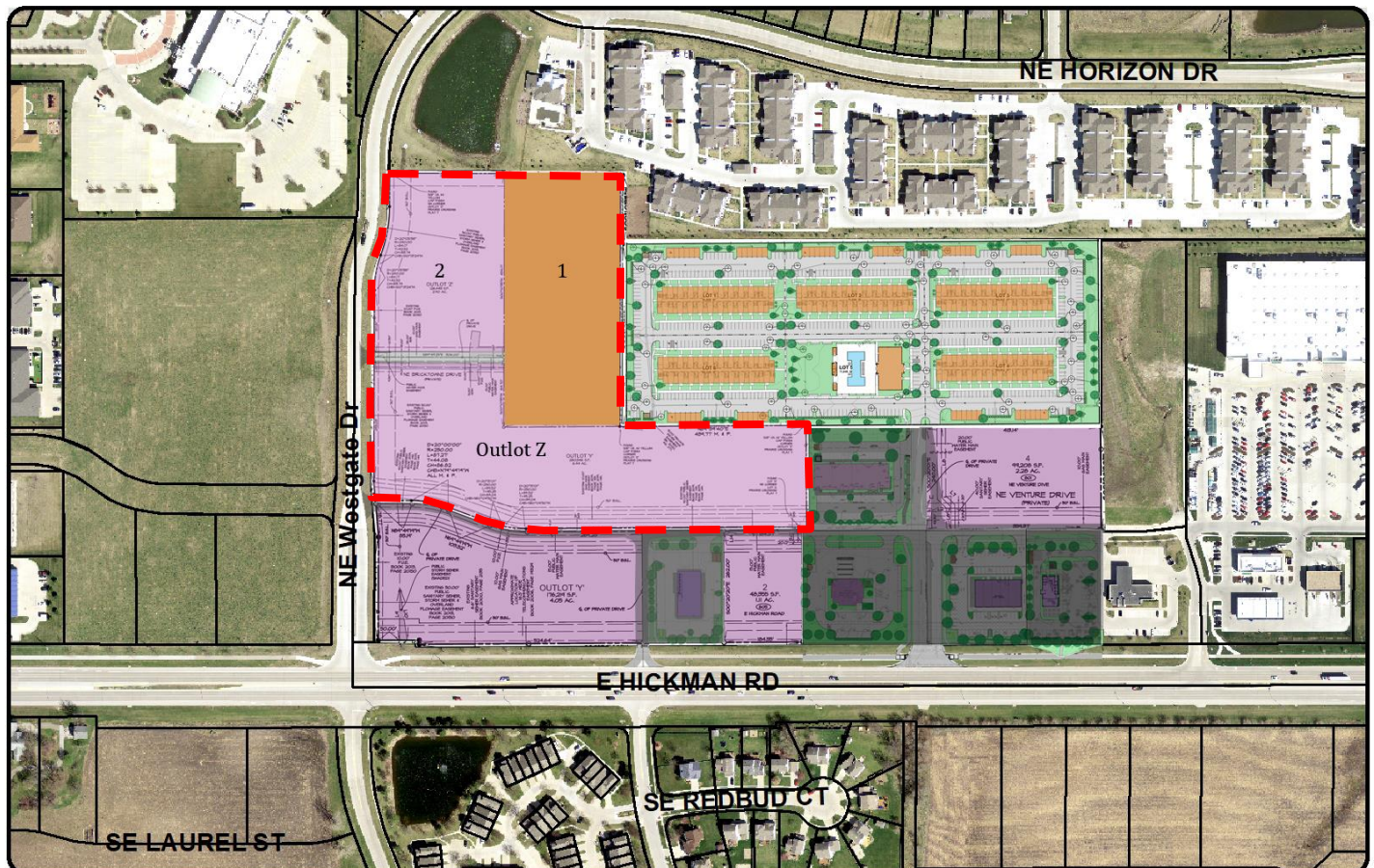
Request:

The applicant is requesting approval of a final plat for a commercial and multi-family residential subdivision.

Location and Size:

Property is generally located north of Hickman Road and east of NE Westgate Drive, containing approximately 13.10 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	Mixed Use	C-1B (Large Scale Commercial District) / R-3 / PD-1 (Multi-Family Residential District) / (Planned Development Overlay)
North	Multi-Family Residential (Apartments)	High Density Residential	R-3 (Multi-Family Residential District)
South	Commercial	Mixed Use	C-1B (Large Scale Commercial District)
East	Commercial / Multi-Family Residential (Apartments)	Mixed Use	C-1B (Large Scale Commercial District) / R-3 (Multi-Family Residential District) / PD-1 (Planned Development Overlay)
West	Commercial (Movie Theater)	Community Commercial	C-1B (Large Scale Commercial District) /PD-1 (Planned Development Overlay)

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of two lots and one outlot. Lot 1 is 3.76 acres. Lot 2 is 2.90 acres and Outlot Z is 6.44 acres. Lot 1 is zoned R-3/PD-1, multi-family residential with a planned development overlay. Lot 2 and Outlot Z are zoned C-1B, large scale commercial district. Both proposed lots are meeting the requirements of their respective zoning district. Table 1 below summarizes the bulk regulations for the C-1B zoning district and Table 2 below summarizes the bulk regulations within the approved planned development related to Lot 1.

Table 1: C-1B Zoning District Bulk Regulations

Category	Standard C-1B (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	50 feet
Rear Yard Setback	50 feet
Side Yard Setback	No minimum

Table 2: Planned Development Bulk Regulations

Category	PD (minimum)
Lot Area	No minimum
Lot Width	60 feet
Front Yard Setback	15 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet

STREETS AND SIDEWALKS

One new private access is proposed to this development. This access is located off of NE Westgate Drive. This private street is NE Bricktowne Drive and will continue through to provide an additional access into the Bricktowne apartments located to the east.

Five-foot wide sidewalks will be provided along the south side of NE Bricktowne Drive and the east side of NE Westgate Drive.

EASEMENTS

Several easements are proposed within the plat based upon the location of proposed utilities. Ingress/egress is provided through a blanket easement for the entire development.

UTILITIES

Utilities will be extended to service the proposed plat. Sanitary sewer service will be provided from the existing main located to the west and north. Water main will be extended from the existing 12" water main located to the west along NE Westgate Drive.

Storm sewer will be provided throughout the plat and stormwater will be detained in the existing detention basin located on the property to the north of this site.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Prairie Crossing Plat 8 subject to remaining staff comments, review of the legal documents and completion of public improvements.