



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Prairie Crossing Plat 7 – Preliminary Plat

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: July 20, 2018

MEETING DATE: July 24, 2018

GENERAL INFORMATION

Applicant / Owner:

Alices, L.C. Knapp Properties Inc.

Owner's Representative:

Jerry P. Oliver, PE, PLS, Civil Engineering Consultants

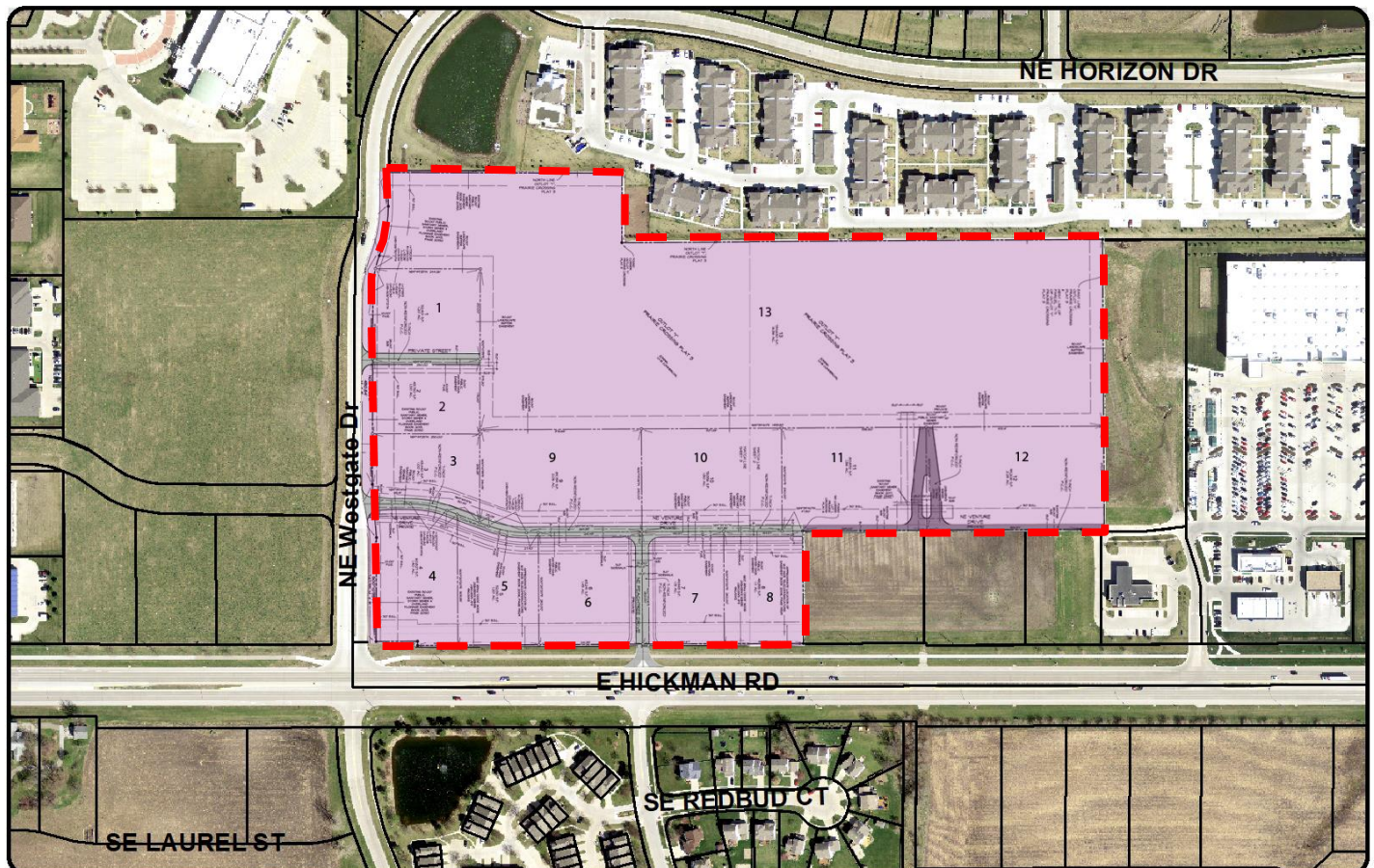
Request:

The applicant is requesting approval of a preliminary plat for a commercial subdivision.

Location and Size:

Property is generally located north of Hickman Road and east of NE Westgate Drive, containing approximately 34.37 acres more or less.

AREA MAP



ABOVE LEFT: 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	Neighborhood Residential	C-1B (Large Scale Commercial District)
North	Multi-Family Residential (Apartments)	Neighborhood Residential	R-3 (Multi-Family Residential District)
South	Single Family Residential / Townhome Residential / Commercial	Neighborhood Residential	R-2 (One & Two Family Residential District); R-4 (Row Dwelling and Townhome District); and C-1/PD-1 (Community and Highway Service Commercial District / Planned Development)
East	Commercial	Community Village	C-1B (Large Scale Commercial District)
West	Commercial (Movie Theater) / Vacant	Neighborhood Residential	C-1B/PD-1 (Large Scale Commercial District / Planned Development)

HISTORY

The subject property was platted as Outlot Y with the platting of Prairie Crossing Plat 3 in 2014. This property is currently vacant, undeveloped land.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 13 lots for commercial development. Lots 1 – 8 range in size from 1 acre to 1.45 acres and are located along the periphery of the proposed plat. Lots 9 – 12 range in size from 1.80 acres to 2.28 acres and are located north of the private drive (NE Venture Drive) within the development. Lot 13 is 16.86 acres and is located along the north side of the proposed plat. As there are no minimums for lot area and lot width for the C-1B zoning district, all proposed lots are meeting the requirements of the C-1B (Large Scale Commercial) zoning district. Table I below summarizes the bulk regulations for the C-1B zoning district.

Table I: 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

STREETS AND SIDEWALKS

Three new accesses are proposed to this development. One access will include a right-in right-out access off of Hickman Road. A second access is provided off of NE Westgate Drive. This access will be a full access and aligns with NE Venture Drive to the west. The third access is provided off of NE Westgate Drive, just north of NE Venture Drive, and aligns with the movie theater driveway located to the west.

A private drive interior to the plat is proposed to access Lot 13 off of NE Venture Drive.

Five foot wide sidewalks are proposed along the south side of NE Venture Drive. These sidewalks will be installed with individual lot development. Five foot wide sidewalks are shown on both sides of the private drive off of Hickman Road in order to provide pedestrian connections to the trail located along the north side of Hickman Road.

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 as part of the public improvements. Sanitary sewer service will be provided from the 10" sanitary sewer main located along NE Westgate Drive. Water main will be extended from the existing 12" water main located to the east of the proposed plat, along NE Venture 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.

PARKLAND

Parkland dedication is not required for commercial developments.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance. Staff recommends approval of the preliminary plat for Prairie Crossing Plat 7 subject to remaining staff comments.