



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Prairie Crossing Plat 8 – Preliminary Plat

**PREPARED BY:** Melissa DeBoer, AICP – Senior Planner

**REPORT DATE:** July 10, 2020

**MEETING DATE:** July 14, 2020

### GENERAL INFORMATION

**Applicant / Owner:**

Alices, L.C., Knapp Properties Inc.

**Owner's Representative:**

Paul Clausen, PE, Civil Engineering Consultants

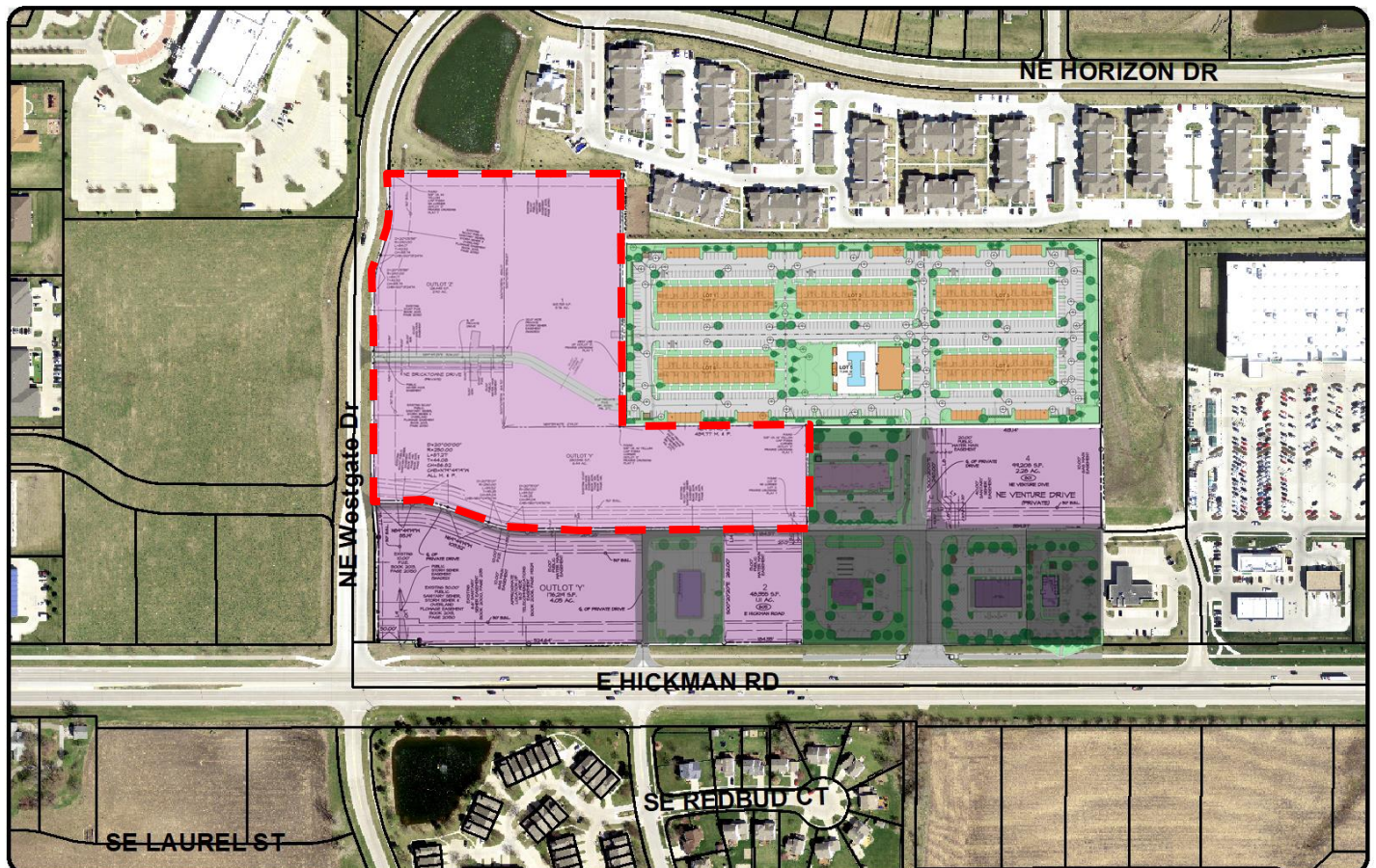
**Request:**

The applicant is requesting approval of a 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 13.10 acres more or less.

### 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)
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)

## HISTORY

The subject property was platted as Outlot Z with the platting of Prairie Crossing Plat 7 in 2019. This property is currently vacant, undeveloped land.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat identifies a total of one lot and two outlots. Lot I is 3.76 acres. Outlot Y is 6.44 acres and Outlot Z is 2.90 acres. As there are no minimums for lot area and lot width for the C-1B zoning district, proposed Lot I meets 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)
<b>Lot Area</b>	No minimum
<b>Lot Width</b>	No minimum
<b>Front Yard Setback</b>	50 feet
<b>Rear Yard Setback</b>	50 feet
<b>Side Yard Setback</b>	No minimum

## STREETS AND SIDEWALKS

One new access is proposed to this development. This access is located off of NE Westgate Drive. This is known as NE Bricktowne Drive and will eventually provide an additional access into the Bricktowne at Prairie Crossing apartments to the east.

A five-foot wide sidewalk is proposed along the south side of NE Bricktowne 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**

The proposed plat meets the minimum requirements of the Zoning Ordinance, is in general conformance with the Subdivision Ordinance, and is consistent with the Comprehensive Plan. Staff recommends approval of the preliminary plat for Prairie Crossing Plat 8 subject to remaining staff comments.