



Plan and Zoning Commission
Staff Report
Meeting Date: December 20, 2016

Agenda Item: Public Hearing: Prairie Trail PUD Amendment
Report Date: December 7, 2016 *ESC*
Prepared By: Derek Silverthorn
Planner I

Discussion

DRA Properties LC is requesting an amendment to a portion of the Prairie Trail PUD. The location of the proposed PUD amendment is generally located in the southeast quadrant of the SW State Street and SW 11th St intersection.

The original Prairie Trail PUD and Master Plan document was approved in 2007. An amendment was approved in 2011 that designated the land use in this area as Residential Mixed Use Neighborhood. The proposed amendment includes revisions to the Prairie Trail Master Plan Land Use Plan to change the subject area from Residential Mixed Use Neighborhood to Business Park. The intent of the request is to complete the business-oriented corridor along SW State Street in lieu of a very small amount of residential units either fronting or backing up to SW State Street.

The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property. 77.4% of property owners of land within 250' feet signed petitions; 56.7% of which is the subject property owner.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on January 3, 2017.