
Agenda Item: SW Plaza Parkway Neighborhood Plan
Report Date: March 15, 2017
Prepared by: Deb Gervais, AICP *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the SW Plaza Parkway Neighborhood Plan.

Project Summary:

The SW Plaza Parkway Neighborhood consists of 27.24 acres owned by DRA Properties. The site is located at the northeast corner of the intersection of SW Oralabor Road and SW Irvinedale Drive. The site was previously included in the Prairie Trail Southwest Neighborhood Plan, approved as Neighborhood Commercial. Recently the site was rezoned to amend the Prairie Trail PUD Land Use Map from Business Park to Residential Mixed Use and Neighborhood Commercial.

There are three outlots shown in the plan, outlots X, Y, and Z. Outlot X is identified for Neighborhood Commercial uses, and Outlot Y for Mixed Use Residential, with single family and bi-attached housing types. Outlot Z is 10.84 acres with an existing 76-foot Gas Pipeline Easement bisecting the lot. Outlot Z is planned to be dedicated to the City for regional detention.

Project Report:

There is no street development within the neighborhood plan area. Streets bordering the area include SW Oralabor Road, SW Irvinedale Drive, SW Prairie Trail Parkway, SW Plaza Parkway, and SW College Avenue. Five-foot sidewalks along the streets will surround the area, except along SW Prairie Trail Parkway and the east side of SW College Avenue, which will have eight-foot trail.

There is no public water main development within the neighborhood plan area. Water main is generally extended along the north and east sides of public streets as they are developed.

There is no public sanitary sewer main development within the neighborhood plan area. Sanitary sewer mains generally run in the middle of surrounding newly constructed streets.

Storm water in this neighborhood will be collected in the streets and directed to the regional detention area in Outlot Z. As the commercial and mixed-use residential areas are developed, they will need to provide additional on-site practices to meet the storm water quality requirements of Prairie Trail.

This neighborhood will be developed using the architectural and development guidelines found in the Original Prairie Trail Pattern Book.