



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: March 5, 2019*

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**Agenda Item:** Parkway South at Prairie Trail - Neighborhood Plan

**Report Date:** February 28, 2019

**Prepared by:** Deb Gervais, AICP *EJC*  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the Parkway South at Prairie Trail - Neighborhood Plan.

**Project Summary:**

The Parkway South at Prairie Trail Neighborhood consists of 54.32 acres located along the SW Des Moines Street corridor between SW Magazine Road and SW Prairie Trail Parkway. SW Des Moines Street in this area will split into two one-way streets with on-street parking. The center of the neighborhood will be a large public open space and drainage corridor surrounded by single-family housing. West of SW Des Moines Street and just south of SW Magazine will be an option for townhouse lots.

There are numerous lettered lots shown. Two of these are outlots, O and P, which are identified for townhome or village lot types. Lettered lots A-G are to be dedicated for street purposes, H-L are for alleys, Lot V is identified as private open space and Lots W-Z are identified as public open space with Lot Z including a storm water management basin.

**Project Report:**

Street development includes the future extensions of SW Des Moines Street, SW Franklin Drive, SW Oak Street, SW Merchant Street, SW Cherry Street and SW 16<sup>th</sup> Street. Five-foot sidewalks will be constructed along all streets, except along portions of SW Des Moines Street, and SW Cherry Street, which will have eight-foot trail.

Water main will be extended generally along the north and east sides of the new public streets as they are developed. The water main will be looped with connections to existing 12-inch water main along SW Magazine Road and 10-inch water main along SW Prairie Trail Parkway

The sanitary sewer development will include extending mains generally along the middle of newly constructed streets. An existing 10-inch sanitary sewer main is shown along the centerline of the west loop of SW Des Moines Street.

Storm water in this neighborhood will be collected in the streets and directed through Lots X and W into the regional detention area, Lot Z, where there will be a series of ponds.

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