

Agenda Item: Parkway North at Prairie Trail - Neighborhood Plan
Report Date: March 28, 2019
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Staff Recommendation:

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

Project Summary:

The Parkway North at Prairie Trail Neighborhood consists of 62.43 acres located along the SW Des Moines Street corridor between SW Magazine Road and the northern boundary of Prairie Trail south of SW Ordinance Road. In the area south of SW 11th Street, SW Des Moines Street will split into two one-way streets with on-street parking. Again, the center of the Des Moines Street corridor will be a large public open space with drainage. Housing and lot types in the neighborhood include bi-attached Townhome lots, alley loaded Garden lots, and front-loaded Village and Estate Lots. Individual neighborhood plans will be provided for the areas described as future mixed-use residential development and currently shown as Outlot M and Outlot N.

Project Report:

Street development includes the future extensions of SW Des Moines Street and SW 11th Street. Eight-foot trail is proposed along the north and east side of all streets proposed, including the interior loop around the open space in the Des Moines Street corridor. The opposite sidewalks will all be five-foot wide.

Eight-inch 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 a connection to existing twelve-inch water main along SW Magazine Road.

The sanitary sewer development will include extending eight-inch mains generally along the middle of newly constructed streets. A connection will be made to an existing ten-inch sanitary sewer main at the intersection of SW Des Moines Street and SW Magazine Road.

Storm water in this neighborhood will be collected in the streets and directed through a series of ponds in Lot Z for regional detention.

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