

MEETING DATE: June 8, 2021

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Grace Subdivision

CASE NUMBER/REQUEST: Case 21-320-03 – Final Plat – Little Blue Parkway/Valley View Parkway/Heartland Avenue – Grace Holdings requests approval of a Final Plat for Grace Subdivision

APPLICANT/OWNER: Grace Holdings Independence, LLC

PROPERTY LOCATION: Little Blue Parkway/Valley View Parkway/Heartland Avenue

SITE ACREAGE: 27.45 acres +/-

NUMBER OF LOTS/TRACTS: 6 lots, 1 tract

PROPERTY ZONING: O-1 (Office-Residential); C-2 (General Commercial)

CURRENT USE: Apartments under construction, undeveloped land

North: C-2 (General Commercial) restaurants, medical center, hotel, bank

South: R-A (Residential Agriculture), R-18/PUD (Medium Density Residential/Planned Unit Development); church, single family homes

East: R-A, C-2; Little Blue Trace Park

West: R-18/PUD, church complex

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on June 21, 2021.

RECOMMENDATION

Staff recommends that this Final Plat be approved.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

BACKGROUND & HISTORY:

In the fall of 2019 Grace Holdings received preliminary plat approval to subdivide this property into six lots (and one tract) ranging in size from 0.83 acres (Lot 3) to 15.20 (Lot 6) for multi-family and commercial uses. Lots 1 – 4 are pad sites intended for restaurants, offices and small retail businesses; Lot 5 is slated for a larger office building. Construction of a 240-unit multi-family apartment complex on Lot 6 is in various stages of completion with the clubhouse and a few of the apartment buildings being completed. Tract A is an existing stormwater detention facility constructed during an earlier phase of the adjacent Trinity Woods project.

ANALYSIS

Streets/Public Improvements:

Engineering plans for the development's public improvements were approved in early 2020 and the construction of the water, sanitary sewer, and stormwater management systems are virtually complete.

Internal: The internal streets, S. Grace Avenue and E. 45th Street, provide access to the surrounding street network. South Grace Avenue extends south from Valley View Parkway about 200 feet to a roundabout where its name changes to E. 45th Street before turning southwesterly and connects to S. Heartland Avenue. For lots that have frontage onto S. Little Blue Parkway and/or E. Valley View Parkway, direct access is restricted.

External: Multiple improvements were made to the surrounding street network as part of this development including: 1) the completion of the E. Valley View Parkway connection to E. Valley View Road; 2) the widening of E. Valley View Road; 3) the realignment of the existing Valley View Parkway/Valley View Road intersection into a safer, 'T' intersection; and the widening of E. Heartland Avenue.

EXHIBITS

1. Final Plat