



## STAFF REPORT

Planning Commission Meeting: August 25, 2025

<b>Application:</b>	<b>MP25-0005: Minor Plat of Prairie Canyon, Lot 16</b>		
<b>Location:</b>	11275 S. Gleason Road		
<b>Owner:</b>	Clay Blair; Prairie Canyon LLC.		
<b>Developer:</b>	Frank Dean; Prairie Canyon, LLC		
<b>Engineer/Architect:</b>	David Rinne, PS; Schlagel		
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II		

<b>Site Area:</b>	<u>0.32 ± acres</u>	<b>Proposed Use:</b>	<u>Residence, Single-Family</u>
<b>Lots:</b>	<u>1</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family Residential)</u>
<b>Tracts:</b>	<u>1</u>	<b>Plat:</b>	<u>Prairie Canyon, First Plat</u>

### 1. Introduction

This is a request for approval of a minor plat for Prairie Canyon, Lot 16, containing one (1) lot and one (1) tract on 0.32 acres, located at 11275 S. Gleason Road. The property was rezoned to the R-1 (Residential Single-Family) District in 2019 (RZ19-0012) and platted as part of Prairie Canyon, First Plat in 2021 (FP21-0026). The applicant is replatting Lot 16 with a portion of Tract C to create a larger lot for one (1) single-family home.

No public easements or right-of-way are dedicated with this replat; therefore, the plat does not require City Council acceptance.

### 2. Plat Review

- Lots/Tracts** – Lot 16 was previously platted as a 10,332.57 square foot lot, and the replat will combine it with a small portion of the common Tract C to create a 14,033.19 square foot lot, exceeding minimum lot size requirements of the Unified Development Ordinance (UDO).
- Streets/Right-of-Way** – Lot 16 has existing access to Gleason Rd. No changes to public right-of-way are proposed with this plat.
- Public Utilities** – The property is in the WaterOne and Johnson County wastewater service areas. No new public easements will be dedicated with this plat.

- d. **Stormwater** – Tract C is designated as stormwater quality BMPs that will be maintained by the Homeowners Association. Adequate stormwater provisions are still provided with the reduced area of Tract C, and all Title 17 requirements are being met.



*Aerial view of subject property shaded blue.*

### 3. Staff Recommendation

- A. Staff recommends approval of MP25-0005, the minor plat of Prairie Canyon, Lot 16, with no stipulations.