

## MEMORANDUM

**Date:** February 26, 2025  
**To:** Planning and Zoning Members  
Mayor Kennedy & City Council Members  
**From:** Dinh V. Ho, P.E.  
**RE:** Sunset Prairie – Plan of Development  
Staff's Summary and Recommendations  
**CC:** Robert Hemminger Kayleen Rosser

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META Planning and Design, on behalf of Majestic Developers, submitted the Sunset Prairie Plan of Development. The tract is comprised of approximately 38.38 acres of land, located south of Cedar Rapids Parkway and west of Ruth Road. The tract is currently within the unincorporated Brazoria County and Iowa Colony ETJ. The plan is to for the tract to be developed into a master planned community consisting of single family residential and commercial development. Below is a summary of the proposed +/-38.38 acres Maple Farms and Staff's recommendations.

1. Total acreage: +/-38.38 acres. The property is located within the City of Iowa Colony ETJ.
2. Annexation of the property into the city limits is subject to the approval of POD and any Development Agreement.
3. The development includes creation of a Public Improvement District.
4. Land plan summary:
  - a. Single Family Residential:
    - i. Maximum 102 - 50' X 120' single family residential lots.
  - b. 5.4 acres of Commercial Reserve
  - c. 2.1 acres of Park area.
5. Major Roadway Improvements
  - a. Cedar Rapids Parkway
6. Open Space Plan:
  - a. Parks and Open Space: +/- 2.1 acres
  - b. ¼ mile radius service area to cover all neighborhoods
  - c. Extensive network of sidewalks and pedestrian trail system.

### **Staff Recommendations:**

*Based on staff review, the proposed development is consistent the development of Single-Family Residential within nearby development with the following conditions:*

1. *Developer shall be responsible for improvements of Cedar Rapids Parkway along the boundary or provide payments for improvements.*