

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: July 11, 2023

Subject: Preliminary Plat: Lots 1-11, Block 28, Timberline Addition

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Sioux Empire Development Corp has submitted a preliminary plat for Lots 1-11 in Block 28 of Timberline Addition.

Background:

A preliminary plat for Block 28 was submitted in 2022 along with a corresponding petition to rezone. The item was tabled at the August 2, 2022 meeting due to concerns related to portions of the block being located in the floodplain. The applicant has now completed the process to raise the area out of the floodplain through a Letter of Map Revision (LOMR) process with the Corps of Engineers.

Item Details:

Lots 1-11 in Block 28 of Timberline Addition are located along Glenwood Circle, a planned cul-de-sac extending from Brighton Road. The eleven lots range in size from 15,000 to 38,507 square feet in size and in width from 100 to 115 feet wide. These measurements comply with the standards in the proposed R-1C zoning district.

Lot 1 was previously preliminary platted as a 98 x 150-foot lot (14,700 square feet). The current preliminary plat increases Lot 1 to a 115 x 160-foot lot (18,400 square feet). Lots 10 and 11 were previously preliminary platted as portions of Lots 1 (90 x 200) and 2 (80 x 200) in Block 27, which were oriented towards Brighton Road as their primary frontages. Lots 10 and 11 will now orient towards Glenwood Circle, although Lot 11 will have dual frontages on Glenwood Circle and Brighton Road. All of the former Lot 1 in Block 27 and all but 20-feet of the former Lot 2 in Block 27 will be revised by this preliminary plat.

Glenwood Circle is proposed with a 60-foot right-of-way width, which is consistent with the standards for a local street. A local street designation would be appropriate given the short cul-de-sac design. The proposed cul-de-sac meets City requirements for radius (60-feet) and length (shall not be greater than 600-feet).

A Letter of Map Revision based on fill (LOMR-F) has been completed by the applicant removing the entirety of Block 28 out of the floodplain. The base flood elevation in this

area is 1,589.7 feet and the lowest grade for the development is around 1,592 feet. The Timberline Subdivision has been under development since 2015 and the detention pond serving the area is located along West 16th Avenue, west of Block 28.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – The preliminary plat will support additional residential growth by providing additional residential lots for development.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Development Review Team recommends approval contingent upon the following:

- The lowest floor elevation for dwellings platted in Block 28 shall be at least two feet above flood level.

The Planning Commission voted 9-0 to recommend approval of the preliminary plat with a requirement that the lowest floor elevation for dwellings in Block 28 shall be at least two feet above flood level.

Supporting Documentation:

Legal Notice – City Council

Legal Notice – Planning Commission

Planning Commission Minutes

Location Map

Preliminary Plat

Grading/Utility Plan

2020 Preliminary Plat