

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner
Meeting: April 7, 2026
Subject: Preliminary Plat of Lots 1-3 in Heron Cove Addition
Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Heron Cove LLC has submitted a preliminary plat for Lots 1-3 in Heron Cove Addition. The property is currently described as Outlot 2 in the SW ¼ of the NW ¼ in Section 23, Township 110 North, Range 50 West and is zoned Residential R-1A Single-family district.

The preliminary plat is submitted along with a petition to rezone portions of the preliminary plat area to a Business B-3 Heavy District and a Residence R-3 Apartment District.

Staff recommends approval with the following conditions:

- 35-foot right-of-way required on Lots 1 and 2

Item Details:

The preliminary plat includes three lots. Lot 1 is planned as a 1.1-acre lot with a proposed Business B-3 Heavy zoning district. Lot 1 will have frontage and access to Western Avenue. The proposed size and dimensions meet the requirements of the B-3 district.

Lot 2 is planned as a 4.4-acre lot with a Residence R-3 Multi-family zoning district. Lot 2 will have frontage and access to Western Avenue with the potential for a secondary access pathway through the parcel to the south should the development of Lot 2 exceed the secondary access ordinance limitations.

Lot 3 is a planned 4.3-acre lot that would remain zoned Residence R-1A Single-family district. Lot 3 would be access via an unimproved right-of-way to the southeast and a 10-foot access easement running through Lot 2 to Western Avenue. The access easement on Lot 2 may require widening on the final plat.

Western Avenue is a collector street, which requires a 70-foot right-of-way. Lots 1 and 2 would need to dedicate an additional two-feet of right-of-way to Western Avenue in order meet this requirement.

The entirety of the preliminary plat area is located within the floodplain or floodway. Lots 1 and 2 are located within the 100-year floodplain, while the floodway aligns with the path of Six-Mile Creek through Lot 3. Any development within the floodplain would require a floodplain development which includes raising the base elevation of structures to at least two-feet above the floodplain elevation and providing on-site compensatory storage. Compensatory storage cannot be located within the floodway. Deed restrictions may need to be applied to lots with compensatory storage to prevent future fill within the storage areas.

Supporting Documentation:

Hearing Notice
Preliminary Plat
Location Map
Zoning Map
Floodplain Map