

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: September 2, 2025

Subject: Preliminary Plat of Lots 1-7 in Block 1 of NE Hansen Addition

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

NE Hansen LLC has submitted a Preliminary Plat of Lots 1-7 in Block 1 of NE Hansen Addition. The Development Review Team recommends approval.

Item Details:

The preliminary plat includes seven lots covering roughly fifty-four acres. The area was recently amended in the Future Land Use Map from Urban Medium Intensity to General Industrial in anticipation of a future industrial use. An annexation of the area was approved earlier in 2025. A rezone to Industrial I-1 Light District has been applied for in tandem with the preliminary plat.

The development will be located southeast of the 34th Avenue and US Highway 14 Bypass intersection. A proposed road, Ron Reed Circle, will intersect with 34th Avenue providing access and utility extensions for Lots 2-7. The preliminary drainage plan has been accepted by the City. The drainage plan will require additional annexation to the east where the drainage pond will be located. The area is not impacted by the updated floodplain map.

The preliminary plat was submitted with all required plans and studies. The preliminary plat meets the City's zoning and subdivision ordinances. The Planning Commission will review the preliminary plat and make a recommendation to the City Council.

Supporting Documentation:

Hearing Notice

Location Map

Preliminary Plat

Zoning Map

Future Land Use Map

Floodplain Map