

# Planning Commission Agenda Item Memo

**From:** Ryan Miller, City Planner

**Meeting:** February 3, 2026

**Subject:** Preliminary Plat of Block 1 of South Haven Addition

**Presenter:** Ryan Miller, City Planner

**Summary and Recommended Action:**

PMVK LLC has submitted a Preliminary Plat of Block 1 of South Haven Addition. Staff recommends approval with the following conditions:

- Kalani Place must be a private roadway
- Main Avenue South right-of-way must be increased to 40-feet

**Item Details:**

The proposed South Haven Addition includes roughly seven acres currently comprised of Outlots C, D, E, F, G, H, I and J in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 11, Township 109N, Range 50W. The outlots were historically occupied by the South Brook mobile home park which has since been abandoned. The owner intends to replat the outlots into one parcel, Block 1 of South Haven Addition for future redevelopment.

The outlots are all zoned Business B-3 Heavy district with Outlot J being most recently rezoned in 2024. The proposed 6.6-acre Block 1 meets the requirements of the B-3 district and includes sufficient area for the required minimum setbacks. Because the preliminary plat shows just one parcel (Block 1), any subsequent subdivisions of Block 1 into lots will require a revised preliminary plat.

The remaining 0.4-acres of the original area is proposed as a 30-foot right-of-way to extend the private street Kalani Place to Main Avenue South. The proposed right-of-way does not meet the city's requirements for street width. The Development Review Team recommended that this additional section of Kalani Place be platted and maintained as a private street. Additionally, the DRT recommended the widening of the Main Avenue South right-of-way from 33-feet to 40-feet in order to meet the minimum requirements for an 80-foot arterial street right-of-way.

An existing utility easement runs through the middle of the future Block 1 along with utility easements along the north property line and a portion of the west property line. Additional easement needs will be reviewed during the final platting review.

Preliminary grading, drainage and utility plans were submitted along with the preliminary plat. The property is not located within a floodway or floodplain.

**Supporting Documentation:**

Hearing Notice

Location Map

Preliminary Plat

Zoning Map