

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: June 6, 2023

Subject: Preliminary Plat – Mills Fourth Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Mills Development Corporation has submitted a preliminary plat for Block 1 and Lots 1 & 2 in Mills Fourth Addition.

Background:

Mills Development Corporation recently purchased three outlots from the Western Estates mobile home park. The three outlots are located immediately adjacent to the R'Surene Morgan Farm Addition located at the corner of 22nd Avenue South and 20th Street South. The proposed preliminary plat of Block 1 and Lots 1 & 2 in Mills Fourth Addition will replat the three outlots, together with R'Surene Morgan Farm Addition, into a new subdivision.

Item Details:

The preliminary plat includes Block 1, a 16.46-acre parcel located at the corner of 22nd Ave South and 20th Street South. The eastern fifty-feet of Block 1 will replace the recently platted Outlot 4 in Government Lot 4 that was recently acquired by Mills Development. A triangular appendage on the southeast side of Block 1 will replace Outlot 3 in Government Lot 4 which was similarly acquired.

In addition, two lots will be included in the proposed preliminary plat. Lot 1 will be a 3,350 square foot lot located along 22nd Avenue. Lot 2 will be a 66,363 square foot lot which will replace the recently platted and acquired Outlot 2 in Government Lot 4.

A rezoning petition will be heard prior to the preliminary plat with a request that Block 1, Lot 1 and Lot 2 be zoned Business B-3 heavy district which is consistent with the existing B-3 zoning of R'Surene Morgan Farm Addition. Staff recommends that Lot 2 be zoned Business B-2 district at this time and additionally recommends that the developer consider alternative zoning of the remainder of Block 1 in the near future as development options are refined.

Drainage and utility plans are not being requested at this time due to the nature of the proposed preliminary plat simply being a replatting out adjacent outlots into the existing R'Surene Morgan Farm Addition. Preliminary and final drainage plans will be required upon any revisions to the preliminary plat or prior to any final plats.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff and the Development Review Team recommend approval.

Supporting Documentation:

1. Notice – Planning Commission
2. Location Map
3. Preliminary Plat