

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 2, 2024

Subject: Revised Preliminary Plat – Lots 11-15B of Block 2; Lots 7A-18B of Block 4; Lots 1A-6B of Block 5; Block 6; All in Fox Run Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Advantage Investment Group, LLC has submitted a revised preliminary plat for Lots 11-15B of Block 2; Lots 7A-18B of Block 4; Lots 1A-6B of Block 5; Block 6; All in Fox Run Addition. The lots are located south of Blue Bell Drive and north of Dakota Prairie Elementary School.

Background:

In 2018 a Preliminary Plat was approved by the Planning Commission and City Council for Fox Run Addition. The original preliminary plat called for 46 single family lots to be located in the area of the revised preliminary plat. The developer is now interested in making changes to this portion of Fox Run Addition that will include single-family attached dwellings and the removal of two cul-de-sacs.

Item Details:

In the original preliminary plat, Lots 7-33 in Block 4 of Fox Run Addition were single-family lots located along Red Fox Circle and Gray Fox Circle, two cul-de-sacs extending west from Fox Run Road. The developer would like to convert these lots into two-unit single-family attached lots and connect the cul-de-sacs to form the newly proposed Fox Run Court. This area is now proposed as 36 single-family attached dwelling lots located in a portion of Block 4 and all of the proposed Block 5.

Lots 11-29 in Block 2 were originally single-family lots located along Fox Run Trail and Fox Run Circle. The developer would like to convert this area into a mix of single, two-unit single-family attached, three-unit single-family attached and a multi-family residential area in the proposed Block 6. This revision will eliminate Fox Run Circle.

The area is zoned among three different zoning districts. Lots in Block 4 and Block 5 are zoned Residence R-1D single-family. The proposed lots in this area all meet R-1D standards for two-unit single-family attached dwelling lots. The area immediately along Fox Run Trail is zoned Residence R-2 two-family district. The proposed lots in this area all meet the R-2 standards for the various proposed density. Block 6 is zoned Residence R-3 apartment district and has sufficient dimensions for approval.

Secondary access will come in to play during the platting of this area. No more than 40 single-family lots may be platted unless secondary access is established. Fox Run Trail is planned to connect to 26th Street South which would satisfy the secondary access requirements for the remaining single-family lots. Secondary access may also be needed for Block 6 if more than 57 apartment units are planned.

A preliminary drainage plan was initially submitted at the time of the original preliminary plat in 2018. A revised preliminary drainage plan will not be required; however, a final drainage plan is required prior to final platting of lots in this area.

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 recommends approval of the revised preliminary plat.

Supporting Documentation:

1. Hearing Notice – Planning Commission
2. Location Map
3. Preliminary Plat – 2018
4. Revised Preliminary Plat
5. Zoning Map
6. Future Land Use Map