

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: February 28, 2023

Subject: Preliminary Plat: Lot 53D in Sioux Village Indian Hills Addition

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Brookings Built Green has submitted a preliminary plat for Lot 53D in Sioux Village of Indian Hills Addition. The lot is planned to be 2.32 acres with frontage on Crystal Ridge Road. The lot would be zoned R-3.

Background:

The Indian Hills Development began as a master planned community in the 1960's/70's. The development is mostly built out with a few infill opportunities remaining. A developer has plans for four apartments to be located along Crystal Ridge Road in the Sioux Village area of Indian Hills. The developer would be purchasing roughly 2.32 acres of land from the current owner and subdividing the new lot. No preliminary plat is on record for this area of Indian Hills, which would prevent the 2.32 acres from being final platted.

Item Details:

The preliminary plat includes Lot 53D in Sioux Village Indian Hills Addition, a 2.32-acre lot zoned Residence R-3 Apartment District. The lot would have frontage and access to Crystal Ridge Road. Two access drives would be permitted; however, preliminary plans submitted by the applicant show only one access drive planned to Crystal Ridge Road. Depending on the number of units in the development, secondary access may be required. This would need to be accomplished by way of shared access easements through the Willow Trail Development to the south, with access to Trail Ridge Road.

Four apartment structures are planned, along with an associated parking lot and stormwater detention pond. Drainage on the lot would generally run south and west to the detention pond in the southwest corner, which would have an outlet to the south into existing ponds.

The proposed lot and development would meet the City's zoning standards and conform with the Future Land Use Plan.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – the preliminary plat would support a future multi-family residential development.

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Planning Commission voted 6-0 recommending approval with the following condition proposed by staff and the Development Review Team:

- A shared access easement is required through Lot 53 providing secondary access for Lot 53D to Trail Ridge Road.

Supporting Documentation:

Legal Notice – City Council

Legal Notice – Planning Commission

Planning Commission Minutes

Location Map

Preliminary Plat

Preliminary Grading Plan

Preliminary Drainage Plan

Preliminary Utility Plan

Zoning Map