

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: July 1, 2025

Subject: Preliminary Plat of Block 1 of Legacy Addition

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Legacy Storage Condos LLC has submitted a Preliminary Plat of Block 1 of Legacy Addition. Staff recommends approval.

Item Details:

The developer has recently purchased and platted land along 34th Avenue. The ownership's land includes Lot 1 in Clark Addition and Lot 2 in Clark Second Addition which were recently platted and rezoned to Business B-3 Heavy District. Those two lots along with the South 110' of Outlot A in the Southwest 1/4 in Section 20, Township 110, Range 49 will all become Block 1 in Legacy Addition.

The City's Subdivision Regulations require a preliminary and final plat before permitting land for development. The three existing lots have previously been developed. Lot 1 in Clark Addition has an existing residential dwelling, Lot 2 in Clark Second Addition has an existing storage building and third lot has an existing residential dwelling. The developer intends to demolish the existing structures and combine the lots to ready the site for a storage unit development.

Block 1 in Legacy Addition is a proposed 3.3-acre block with frontage along 34th Avenue. The northwest portion of the block requires a rezoning to Business B-3 District, which is the intended zoning district for the entirety of Block 1. With the remaining area to be rezoned, the Block will meet all subdivision and zoning regulations per Chapter 51 and Chapter 94 of municipal code.

A preliminary drainage plan will be required alongside the preliminary plat. The preliminary drainage plan should be submitted to and approved by the Engineering Department prior to the City Council's final action on the Preliminary Plat. The Planning Commission makes recommendations to the City Council on preliminary plats.

Supporting Documentation:

Hearing Notice
Location Map
Preliminary Plat
Zoning Map