

# City Council Agenda Memo

**From:** Ryan Miller, City Planner

**City Council Meeting:** January 23, 2024

**Subject:** Revised Preliminary Plat of Lots 3 - 5 in Richard Price First Addition (Formerly Lots 1 - 3 in Block 7 of Southland Addition)

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

## **Summary:**

PMVK Limited has submitted a Preliminary Plat for Lots 3 - 5 in Richard Price First Addition. The Development Review team recommends approval contingent on the submission and approval of a preliminary grading and drainage plan.

## **Background:**

The property is currently a portion of Richard Price First Addition and Outlots. The developer previously submitted a preliminary plat for Lots 1 - 3 in Block 7 of Southland Addition, which was approved by Planning Commission contingent upon the submittal and approval of drainage and grading plans. The developer has since revised the preliminary plat area with a new name of Lots 3 - 5 of Richard Price First Addition and slight changes to access easements. The Preliminary Plat includes the future right-of-way for Canasta Lane.

## **Item Details:**

The proposed Preliminary Plat includes three lots. Lot 4 (formerly Lot 1) is a proposed 47,823 square foot lot with Business B-2 District Zoning. The lot would have 153 feet of frontage along 22<sup>nd</sup> Avenue and 285 feet of frontage along 20<sup>th</sup> Street South. Access would be limited to a shared access drive with Lot 5 along 20<sup>th</sup> Street South and a shared access drive with Lot 3 to 22<sup>nd</sup> Avenue South.

Lot 3 (formerly Lot 2) is a proposed 44,510 square foot lot with Business B-2 District Zoning. The lot would have 155 feet of frontage along 22<sup>nd</sup> Avenue and 288 feet of frontage along the planned Canasta Lane. Access would be granted to Canasta Lane and limited to a shared access drive with Lot 4 to 22<sup>nd</sup> Avenue South.

Lot 5 (formerly Lot 3) is a proposed 48,751 square foot lot with Business B-2 District Zoning. The lot would be a double frontage lot with 150 feet of frontage to 20<sup>th</sup> Street South and Canasta Lane. Access to 20<sup>th</sup> Street South would be limited to a shared access drive with Lot 4. An additional access drive would be permitted to Canasta Lane.

Changes since the initial review by the Planning Commission include a rename from Lots 1 - 3 in Block 7 of Southland Addition to Lots 3 - 5 in Richard Price First Addition along with modifications to access easements. The Planning Commission recommended approval with the shared access along 20<sup>th</sup> Street South and full access to 22<sup>nd</sup> Avenue. The developer has reduced the shared access drive to 20<sup>th</sup> Street South from a 40-foot shared access easement to a 30-foot and has added a 30-foot shared access easement along 22<sup>nd</sup> Avenue, which will reduce the number of access drives to 22<sup>nd</sup> Avenue.

Section 51-34 allows minor changes, such as subdivision names and easements, to be approved without additional Planning Commission review if approved by the Community Development Director.

Staff has received a Drainage Plan which meets the requirements for grading and drainage and has approved the plan.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

Economic Growth – The preliminary plat will further prepare three new commercially zoned lots for development.

**Strategic Plan Consideration:**

None.

**Options and Recommendation:**

The City Council has the following options:

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

The Development Review team recommends approval contingent on the submission and approval of a preliminary grading and drainage plan.

The Planning Commission voted 9-0 to approve the preliminary plat contingent on the submission and approval of a preliminary grading and drainage plan.

**Supporting Documentation:**

Memo

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Preliminary Plat – Revised  
Preliminary Plat – July 2023