

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: June 6, 2023
Subject: Preliminary Plat of Lots 1-11 in Block 28 of Timberline Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Sioux Empire Development Corp has submitted a preliminary plat for Lots 1-11 in Block 28 of Timberline Addition.

Background:

A preliminary plat for Block 28 was been submitted in 2022 along with a corresponding petition to rezone. The item was tabled at the August 2, 2022 meeting due to concerns related to portions of the block being located in the floodplain. The applicant was working at the time on a Letter of Map Revision (LOMR) in order to remove the entire block from the floodplain. The Planning Commission tabled the item until this was done. The LOMR is now complete and the applicant is requesting to remove the item from the table.

Item Details:

Blocks 1-11 in Block 28 of Timberline Addition are located along Glenwood Circle, a planned cul-de-sac extending from Brighton Road. The eleven lots range in size from 15,000 to 38,507 square feet in size and in width from 100 to 115 feet wide. These measurements comply with the standards in the proposed R-1C zoning district.

Lot 1 was previously preliminary platted as a 98 x 150-foot lot (14,700 square feet). The current preliminary plat increases Lot 1 to a 115 x 160-foot lot (18,400 square feet). Lots 10 and 11 were previously preliminary platted as portions of Lots 1 (90 x 200) and 2 (80 x 200) in Block 27, which were oriented towards Brighton Road as their primary frontages. Lots 10 and 11 will now orient towards Glenwood Circle, although Lot 11 will have dual frontages on Glenwood Circle and Brighton Road. All of the former Lot 1 in Block 27 and all but twenty feet of the former Lot 2 in Block 27 will be revised by this preliminary plat. The remaining twenty feet of Lot 2 will need to be accounted for in a future revision to Block 27.

Glenwood Circle is proposed with a sixty-foot right-of-way width, which is consistent with the standards for a local street. A local street designation would be appropriate given the short cul-de-sac design. The proposed cul-de-sac meets City requirements for radius (60 feet) and length (shall not be greater than 600 feet).

As with the phased approach to preliminary plats in Timberline Addition, numerous drainage plans have been associated with the development. Portions of the area around the current preliminary plat were accounted for by past drainage plans, however, a new preliminary drainage plan will be required for the entirety of the proposed preliminary plat for Block 28.

A Letter of Map Revision based on fill (LOMR-F) has been completed by the applicant removing the entirety of Block 28 out of the floodplain. The base flood elevation in this area is 1,589.7 feet and the lowest grade for the development is around 1,592 feet. A drainage study was completed in 2017.

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 DRT recommend approval with a requirement that the lowest floor elevation for dwellings platted in Block 28 shall be at least two feet above flood level.

Supporting Documentation:

1. Notice – Planning Commission
2. Location Map
3. Preliminary Plat
4. Grading/Utility Plan
5. Zoning Map
6. Future Land Use Map
7. 2020 Preliminary Plat
8. Floodplain Map