

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: March 3, 2026

Subject: Preliminary Plat of Lots 1-6 in Block 2 of Bluegill 2nd Addition; Lots 5A-5B in Block 1, Lots 1-5 in Block 3, Lots 1-2 in Block 4 and Lots 1-2 in Block 5 of Bluegill Third Addition

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Bluegill Inc has submitted preliminary plat for portions of Bluegill Second Addition and Bluegill Third Addition. The preliminary plat area includes additional lots along Lucerne Avenue and Ace Avenue along with a relocation of the proposed Grey Goose Street.

The preliminary plat is submitted along with a petition to rezone portions of the preliminary plat area to Residential R-1D Single-family district and Residence R-3 Apartment District.

Item Details:

Block 1 in Bluegill Third Addition will be revised from ten to sixteen lots. This is due to both the relocation of Grey Goose Street further south and the reduction in lot sizes to some of the additional lots. Additional lots in Block 1 will include 5A, 5B, 6A, 6B, 7A, 7B, 7C, 7D, 8A and 8B. All of the lots will be zoned R-1D and will meet the minimum size and width requirements for single-family dwellings. All but three of the proposed lots will also meet the requirements for two-family dwellings which require a conditional use permit in this zoning district.

Block 2 in Bluegill Second Addition will include an extension of Lucerne Avenue into a cul-de-sac serving six single-family lots zoned R-1D. The lots and right-of-way dimensions meet the minimum requirements. An easement through Lot 6 will be requested for a trail connection to the Dakota Nature Park trail system.

Block 4 of Bluegill Third Addition includes two lots along a relocated Grey Goose Street right-of-way. Lot 1 will serve as a drainage lot and will be zoned R-1D. Lot 2 will be zoned R-3 and could support all allowable uses in that zoning district. A proposed extension of Grey Goose Street to the east is shown for future connectivity.

Block 3 in Bluegill Third Addition includes five large lots to be zoned R-3. These lots located along Ace Avenue will support all allowable uses in the R-3 district. Block 5 includes two lots located along 23rd Street. These lots will be zoned R-3 and could

support single-family, two-family or apartment uses. This preliminary plat shows a full extension of 23rd Street to 22nd Avenue.

A traffic impact study and drainage study were submitted to the City for review prior to the preliminary plat.

Supporting Documentation:

Hearing Notice

Preliminary Plat

Preliminary Plat - 2018

Location Map

Zoning Map