

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: December 6, 2022
Subject: Revised Preliminary Plat – Southland Addition
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Wade Price has submitted a revised preliminary plat for Lot 1 in Block 1; Lots 1-6 in Block 4 and Block 6 in Southland Addition and 23rd Street S in Bluegill Third Addition.

Background:

Southland Addition in its current form was preliminary platted in 2018. The preliminary plat included Blocks 1-6 with only Block 2 being platted into individual lots. Since that time, a housing development near Ace Avenue and 22nd Street South resulted in a final plat that voided much of Block 5. The developer is ready to build multi-family units in this portion of Block 5 that was inadvertently vacated.

Additionally, the northern portion of this subdivision was recently rezoned for commercial development. With the 20th Street South interchange at Interstate 29 and the intersection improvements at 22nd Avenue and 20th Street, commercial development is becoming more practical in this area. With the planned multi-family developments, vacated portion of Block 5 and recent commercial rezoning, a revised preliminary plat was necessary.

Item Details:

The revised preliminary plat includes Lot 1 in Block 1, a 38,699 square foot commercial lot zoned Business B-2 district. The block was rezoned to B-2 in February 2022. Lot 1 meets zoning standards for a B-2 lot. Development on the lot will be subject to commercial corridor design review overlay district standards due to its frontage on 20th Street South. Bufferyard setbacks will be required to the south and southwest due to adjacent residential zoned land. Lot 1 has an existing access drive to 20th Street South. A one-foot no access easement will be added between Ace Avenue and the existing access drive at the time of final plating. An additional access drive would be permitted onto Ace Avenue.

Lots 1 – 3 in Block 4 are zoned Residence R-3 apartment district and planned for multi-family dwellings. Lots 1 and 2 will front Ace Avenue and are planned for condominiums/townhomes. The lots are each roughly 30,000 square feet and meet zoning standards for the R-3 district. Lot 3 is a 3.70-acre lot with a sixty-foot frontage to Ace Avenue. The required lot width is seventy-five feet. The access drive to Lot 3 would

need to be at least twenty-feet north of the Ace Avenue/22nd Street Intersection within that sixty-foot frontage.

With the size of Lot 3 and R-3 zoning, the lot may very likely require secondary access, which would be required when more than four hundred vehicle trips per day are planned. As an example, four hundred vehicle trips would occur if more than fifty-seven apartment units are built. The preliminary plat shows a thirty-foot shared access easement running along the south portion of Lots 4 – 6. This shared access drive could satisfy the secondary access needs but would not resolve the shortage of lot frontage. The shared access drive would be recommended at forty-feet wide at a minimum.

Staff, however, recommends platting right-of-way for a private or public street running east-west along the southern edge of Lots 4 – 6. This would provide Lot 3 with an additional three-hundred fifteen feet of lot frontage and meet the lot frontage requirements. The private or public street should be platted up to the eastern edge of Lot 6 in order to allow for a future extension towards 22nd Avenue in order to improve access and circulation for future commercial development in this area and to alleviate stress on Ace Avenue and the Ace Avenue/20th Street South intersection.

Lots 4 – 6 in Block 4 are each roughly 48,000-49,000 square feet commercial lots zoned B-2. Each meet the minimum zoning standards for B-2 lots. Access to the lots are shown utilizing shared access drives along the boundary of Lot 4 and 5 and Lots 5 and 6 as well as the shared access drive along the south portion of the three lots. Development on the lots would be subject to the Commercial Corridor Design Review Overlay District standards. As shown, the lots would also be subject to bufferyard setbacks on the southern portion of the lots due to being adjacent to Residential zoned lots. This would require a minimum fifteen-foot setback to parking lots and twenty-five-foot setback to buildings or structures with five trees and ten shrubs planted per one-hundred lineal feet. The access drive would need to meet the fifteen-foot bufferyard setback, meaning the shared access easement would need to move fifteen feet north of its current location and would not allow access to Lot 3 as those access drives would run through the bufferyard. Platting a public right-of-way street in place of the east-west shared access drive would eliminate the need for bufferyard setbacks due to elimination of the abutment with residential zoned lots but would create double frontage for Lots 4 – 6. A private street cannot count towards bufferyard setbacks.

Block 6 is a 60,000 square foot lot intended for storm water detention. The preliminary plat also includes a previously preliminary platted right-of-way for a 23rd Street extension to the east towards 22nd Avenue.

A preliminary drainage study was previously reviewed for Southland Addition. The preliminary drainage study would allow a maximum seventy percent impervious. Staff is not recommending a revised drainage study at this time so long as development occurs within the limitations allowed in the previous drainage study. No grading plan was submitted, however, preliminary grading and drainage were shown on the preliminary drainage study. Drainage from development must move towards the pond on Block 6.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team and staff recommend approval with the following changes:

- Replace the 30' shared access drive with a 60' public right-of-way running from Ace Avenue to the eastern edge of Lot 6 in Block 4; or
- Increase the 30' shared access drive to 50' allowing for a fifteen-foot landscaped bufferyard with sidewalk along the southern edge of Lots 4 – 6, a minimum twenty-four-foot wide curbed shared access drive and landscaped parking islands to the north. The access drive should extend to the eastern edge of Lot 6 in Block 4 for future extension to the east.

Supporting Documentation:

1. Legal Notice
2. Location Map
3. Revised Preliminary Plat
4. 2018 Preliminary Plat
5. 2020 Preliminary Plat
6. Zoning Map