

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: July 2, 2024

Subject: Revised Preliminary Plat – Blocks 1A, 3A and 4; in Northern Plains Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Northern Plains Professional Properties, LLC has submitted a revised preliminary plat for Blocks 1A, 3A and 4 in Northern Plains Addition. Northern Plains Addition is located along Main Avenue South near 15th Street South.

Background:

In 2022 a Preliminary Plat was approved by the Planning Commission and City Council for Northern Plains Addition. The original preliminary plat called for three blocks. Blocks 1 and 2 are located along Main Avenue South and intended for commercial use. A dental services office has been constructed on Block 1. Initially, Block 1 was designed with additional acreage for parking to the east. This additional parking is no longer necessary and will be replatted on to the new Block 3A and rezoned for residential. A separate rezone application will be reviewed alongside the revised preliminary plat.

The original Block 3 will increase in size with the replatted portion of Block 1 and will then be split into Blocks 3A and 4. The developer is splitting the residential portion into two blocks for separation of ownership purposes. Blocks 3A and 4 are located along the eastern side of Northern Plains Addition and are accessed via private roads Mayfield Drive and Cloverfield Place leading to Main Avenue. Block 2 will not be impacted by the revised preliminary plat.

A Conditional Use Permit was approved by the Planning Commission and City Council in 2022 for up to 20 townhome units on Block 3. The CUP has since expired and will need to be renewed. A separate CUP application will be reviewed alongside the rezone and revised preliminary plat.

Item Details:

Block 1 will be reduced in size from the original 80,965 square feet down to 70,041 square feet. This 10,924 square feet area will be added onto what was formerly Block 3. Block 3 will be split into Block 3A and Block 4.

Block 3A will be a 40,560 square foot block with two 4-unit townhomes.

Block 4 will be an 81,121 square foot block with three 4-unit townhomes.

The revised preliminary plat meets all zoning and subdivision regulations.

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 recommends approval of the revised preliminary plat.

Supporting Documentation:

1. Hearing Notice – Planning Commission
2. Location Map
3. Preliminary Plat – 2022
4. Revised Preliminary Plat
5. Zoning Map
6. Future Land Use Map