

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: July 11, 2023

Subject: Preliminary Plat: Mills Fourth Addition

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

Summary:

Mills Development Corporation has submitted a preliminary plat for Block 1, Lots 1 & 2, Mills Fourth Addition.

Background:

Mills Development Corporation recently purchased three outlots from the Western Estates Mobile Home Park. The three outlots are located immediately adjacent to the R'Surene Morgan Farm Addition located at the corner of 22nd Avenue South and 20th Street South. The proposed preliminary plat of Block 1 and Lots 1 & 2 in Mills Fourth Addition will replat the three outlots, together with R'Surene Morgan Farm Addition, into a new subdivision named Mills Fourth Addition.

Item Details:

The preliminary plat includes Block 1, a 16.46-acre parcel located at the corner of 22nd Avenue South and 20th Street South. The eastern 50-feet of Block 1 will replace the recently platted Outlot 4 in Government Lot 4 which was recently acquired by Mills Development. A triangular appendage on the southeast side of Block 1 will replace Outlot 3 in Government Lot 4 which was similarly acquired.

In addition, two lots will be included in the proposed preliminary plat. Lot 1 will be a 3,350 square foot lot located along 22nd Avenue. Lot 2 will be a 66,363 square foot lot, which will replace the recently platted and acquired Outlot 2 in Government Lot 4.

Drainage and utility plans will not be required at this time due to the nature of the proposed preliminary plat simply being a replatting of adjacent outlots into the existing R'Surene Morgan Farm Addition. Preliminary and final drainage plans will be required upon any revisions to the preliminary plat or prior to any final plats or building permits.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – The preliminary plat will support potential future development plans at the intersection of 20th Street South and 22nd Avenue.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

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

The Development Review Team recommends approval.

The Planning Commission voted 9-0 recommending approval.

Supporting Documentation:

Legal Notice – City Council

Legal Notice – Planning Commission

Planning Commission Minutes

Location Map

Preliminary Plat