

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: July 2, 2024

Subject: Conditional Use Permit – Blocks 3A and 4 in Northern Plains Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Northern Plains Professional Properties, LLC has submitted a Conditional Use Permit application for Blocks 3A and 4 in Northern Plains Addition. Northern Plains Addition is located along Main Avenue South near 15th Street South.

Background:

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. Additionally, the developer has submitted a revised preliminary plat and rezone which will slightly modify the location and legal description for the CUP. The revised preliminary plat and rezone will run concurrently with the CUP renewal.

Item Details:

Ordinance 22-015 approved by Conditional Use Permit up to 20 townhome units on Block 3 of Northern Plains Addition. The developer originally submitted plans for 18 units. The developer is now proposing to construct 20 units on two separate blocks, Blocks 3A and 4 as shown on the revised preliminary plat. Block 3A will include two 4-unit townhomes (8 total units) and Block 4 will include three 4-unit townhomes (12 total units) for a total of five townhome structures and 20 total units.

Standards of approval for a conditional use permit state that such uses shall not be located in an area where they are likely to have a negative impact on adjacent properties due to their size or the traffic generated from such use.

Access to the townhomes will be provided via two private streets Mayfield Drive and Cloverfield Place. These streets provide access to Main Avenue, an arterial street. Utilities running along Mayfield Drive will serve the units. Grading and drainage plans were originally approved and will not be impacted by the changes.

The proposed building locations meet all required setback requirements for the R-2 district. A landscape plan will be required at the time of permitting.

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 with the following conditions:

- A maximum of 8 townhome units for Block 3A
- A maximum of 12 townhome units for Block 4

Supporting Documentation:

Hearing Notice – Planning Commission

Location Map

Application

Site Plan

Building Elevations