

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: February 7, 2023

Subject: Preliminary Plat – Lot 53D in Sioux Village Indian Hills Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Brookings Built Green has submitted a preliminary plat for Lot 53D in Sioux Village of Indian Hills Addition. The lot is planned to be 2.32 acres with frontage on Crystal Ridge Road. The lot would be zoned R-3.

Background:

The Indian Hills development began as a master planned community in the 1960's/70's. The development is mostly built out with a few infill opportunities remaining. A developer has plans for four apartments to be located along Crystal Ridge Road in the Sioux Village area of Indian Hills. The developer would be purchasing roughly 2.32 acres of land from the current owner and subdividing the new lot. No preliminary plat is on record for this area of Indian Hills, which would prevent the 2.32 acres from being final platted.

Item Details:

The preliminary plat includes Lot 53D in Sioux Village Indian Hills Addition, a 2.32-acre lot zoned Residence R-3 apartment district. The lot would have frontage and access to Crystal Ridge Road. Two access drives would be permitted, however, preliminary plans submitted by the applicant show only one access drive planned to Crystal Ridge Road. Depending on the number of units in the development, secondary access may be required. This would need to be accomplished by way of shared access easements through the Willow Trail development to the south with access to Trail Ridge Road.

Four apartment structures are planned along with an associated parking lot and stormwater detention pond. Drainage on the lot would generally run south and west to the detention pond in the southwest corner, which would have an outlet to the south into existing ponds.

The proposed lot and development would meet the City's zoning standards and conform with the future land use plan.

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 condition:

- Shared access easement required through Lot 53 to Trail Ridge Road.

Supporting Documentation:

1. Legal Notice
2. Location Map
3. Preliminary Plat
4. Preliminary Grading Plan
5. Preliminary Drainage Plan
6. Preliminary Utility Plan
7. Zoning Map