

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 2, 2023

Subject: Revised Preliminary Plat – Lots 1 – 5, Outlot A and Outlot B in Block 9 of Wiese Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Ryan Companies US, Inc has submitted a revised preliminary plat for Lots 1-5, Outlot A and Outlot B in Block 9 of Wiese Addition. The preliminary plat is a part of a development proposal from Ryan Companies that includes a Planned Development District. The Preliminary Plat aligns with the proposed phased development and subdivision plan on the Initial Development Plan.

Background:

Block 9 of Wiese Addition is a roughly 26.2-acre site along 6th Street and I-29. The site was formerly owned and occupied by the South Dakota Department of Transportation. The site includes frontage and access from 6th Street along with I-29 frontage. Ryan Companies is proposing a commercial development of the site and submitted a preliminary plat to the planning commission in March 2023. Since that time, a change has been proposed in the form of an additional lot needed for the detention of offsite drainage entering the property in the northwest corner.

Item Details:

The preliminary plat includes six lots intended for development, two outlots intended for stormwater detention and future right-of-way.

Lot 1 is a proposed 14.54-acre lot. The lot would be accessed from the east via two shared private drives. Lot 2 is a proposed 2.48-acre lot at the corner of Highway 14 and Lefevre Drive. The lot would have access to Lefevre Drive and a proposed shared private street to the north. Access would be restricted from Highway 14. Lot 3 is a proposed 2.11-acre lot. The lot would have frontage along Highway 14 but be restricted access from that right-of-way. The lot would have access to Lefevre Drive via shared private drive to the north. Lot 4 is a proposed 0.72-acre lot. The lot would have frontage along Highway 14 but be restricted from accessing that right-of-way. The lot would have access to Lefevre Drive via shared private drive to the north. Lot 5 is a proposed 2.93-acre lot at the corner of Capital Street and Lefevre Drive. The lot would have access to both right-of-ways as well as potential additional access to shared internal drives. Outlot A is proposed 1.58-acre lot and will serve as a common stormwater management area

for the proposed development. Outlot B is a proposed 0.76-acre lot proposed for the detention of offsite drainage entering the development from the northwest.

Revised grading and drainage plans will be reviewed in relation to the changes proposed on the preliminary plat.

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.

Supporting Documentation:

1. Hearing Notice – Planning Commission
2. Location Map
3. Revised Preliminary Plat
4. Preliminary Plat – April 2023
5. Zoning Map