

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: April 28, 2020

Subject: Preliminary Plat for Lots 1-3, Block 18, Prairie Hills Addition

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

Summary:

The applicant is seeking Preliminary Plat approval for three (3) lots in a Business B-3 Heavy District.

Background:

The 6.32 acre property is located at the northeast corner of Main Avenue South and 32nd Street South. The land is currently vacant and was zoned to B-3 District in 2017. The owner is proposing a shared access point onto Main Avenue South for Lots 1 & 2 and a shared access along 32nd Street South for Lots 2 & 3.

Discussion:

The property's location at the corner of Main Avenue South and 32nd Street South provides an opportunity for development to extend to the southern boundary of the City limits. The area has been rezoned to B-3 so business uses consistent with the district are expected in the future. Lots 1 & 2 will have access to water and sanitary sewer services; however, Lot 3 does not have access to utility services at the present time.

Legal Consideration:

None.

Financial Consideration:

None.

Options:

The City Council has the following options:

1. Approve as presented
2. Approve as amended
3. Deny

Staff Recommendation:

Staff recommends approval of the Preliminary Plat.

Planning Commission Recommendation:

The Planning Commission voted 8-0 to recommend approval of the Preliminary Plat, with staff contingencies, on April 7, 2020.

Action Requested:

Approval of the Preliminary Plat

Supporting Documentation:

1. 04-07-2020 Planning Commission Minutes
2. Planning Commission Notice
3. Preliminary Plat
4. Aerial Map