

Planning Commission Agenda Memo

From: Staci Bungard, City Planner

Meeting: June 2, 2020

Subject: Lots 2B, 2C, 2D, 2E, 2F, and 2G, Block 3, Telkamp Addition

Person(s) Responsible: Staci Bungard, City Planner

Summary:

The applicant is seeking Preliminary Plat approval for six (6) lots in an I-1 District.

Background:

The property is located at the southwest corner of Prince Drive and 32nd Avenue South. The owner would like create six (6) lots for the purpose of future industrial development. The developer is proposing private streets and utilities and plans to create an owners' association for maintenance. A 30-foot wide Access and Utility Easement will be utilized for the streets in lieu of a public right-of-way. The Subdivision Regulations allows private streets to be a minimum of 28 feet in width. There are existing buildings on the proposed Lots 2B and 2E and the remainder of the proposed lots are vacant. The access easement on the north side of Lot 2D will serve as a turn-around area for traffic.

Discussion:

The new lots will help provide additional industrial land for future development which seems to be in high demand. The private streets, utilities, and drainage will be the sole responsibility of the property owners. The City will require a maintenance agreement prior to recording the Final Plat to ensure proper maintenance of the infrastructure and utilities.

Findings of Fact:

1. The Preliminary Plat meets the requirements of the Subdivision Regulations and Zoning Ordinance
2. The Owner's Certificate on the Final Plat shall state the owner is responsible for the maintenance of the private streets, water, sewer, and drainage improvements.
3. The grading and drainage plan shall be submitted and approved by City Engineering prior to the Preliminary Plat being forwarded City Council.

Legal Consideration:

None.

Financial Consideration:

None.

Options:

The Planning Commission has the following options:

1. Approve as presented
2. Approve with amendments
3. Deny

Staff Recommendation:

Staff recommends approval of the Preliminary Plat.

Action Requested:

Approval of the Preliminary Plat.

Supporting Documentation:

1. Notice
2. Memo
3. Preliminary Plat
4. Aerial Exhibit
5. Aerial Map