

Planning Commission Agenda Memo

From: Mike Struck, Community Development Director

Meeting: August 4, 2020

Subject: Preliminary Plat for Block 5 in Southland Addition and 23rd Street South in Bluegill Third Addition

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

Summary:

The applicant is seeking Preliminary Plat approval to create one (1) block in Southland Addition for the purpose of future multi-family development. The Preliminary Plat also establishes a portion of right-of-way for 23rd Street South which will eventually be connected to 22nd Avenue South.

Background:

The property is located south of 20th Street South along Ace Avenue and is zoned R-3 District. The block is 3.3 acres in size and is planned for multi-family residential development. The City Council approved a preliminary plat for this land area in 2018 which shows 22nd Street South extended to the east property boundary. The developer would like to extend 23rd Street South rather than 22nd Street South as it will work better with the design concept. The Comprehensive Plan shows a future street connection to 22nd Avenue South to improve connectivity and the extension of 23rd Street South meets the intent of the plan.

Item Details:

The Comprehensive Plan shows the future land use as medium density residential and the property is already zoning R-3 District. The developer is planning a multi-family residential development which will be in close proximity to two arterial streets, both 20th Street South and 22nd Avenue South. The proposed future connection of 23rd Street South is important to the overall neighborhood as it will improve traffic flow and provide more options to motorists. The general area has the potential for more development and re-development and will be a key corridor with the proposed 20th Street interchange project.

Legal Consideration:

None.

Financial Consideration:

None.

Options and Recommendation:

The Planning Commission has the following options:

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

Staff recommends approval of the Preliminary Plat.

Supporting Documentation:

1. Notice
2. Memo
3. Preliminary Plat
4. BMU Map & Comments
5. Approved Preliminary Plat - 2018
6. Comprehensive Plan – Future Land Use Map