

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** December 1, 2020

**Subject:** Preliminary Plat for Lots 1-7, Block 1 in Moriarty Square Addition

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

A preliminary plat has been submitted for Moriarty Square Addition, a 1 block, 7 lot subdivision located on a 13.5 acres.

## **Background:**

Sioux Empire Development Corp. has submitted the preliminary plat for Moriarty Square Addition. This property is located south of the Hwy 14 bypass between Western Ave and the Hwy 14 split. The property was recently rezoned from RA-1 to B-3 heavy business district.

The proposed use would be contractor shop condominiums for individual sale/lease. Lots, setbacks, and proposed uses all satisfy the requirements for a B-3 zoning district.

Access would be off Hwy 14 and managed by SDDOT. New roads, driveways, alleyways, etc. will be privately constructed and maintained. The project intends to use rural water and install sewage holding tanks. A proposed 30' drainage easement runs north-south through the parcel. The parcel is located within the floodplain.

A preliminary drainage plan is needed prior to final approval of the preliminary plat.

## **Findings of Fact:**

1. Lot dimensions conform to B-3 standards.
2. Block standards are met.
3. Zoning and proposed use are consistent with the comprehensive plan.
4. Upon receipt of a preliminary drainage plan, all required data is included.

## **Recommendations:**

Based on the above findings of fact, staff recommends approval of the Preliminary Plat. The Development Review Team (DRT) recommends approval of the Preliminary Plat contingent on the submittal of a preliminary drainage plan.

**Options:**

The Planning Commission has the following options:

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

**Supporting Documentation:**

1. Notice
2. Preliminary Plat
3. Area Map
4. Zoning Map