

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: February 23, 2021

Subject: Revised Preliminary Plat for Lots 1-4, Block 18, Prairie Hills Addition

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

Summary:

A revised preliminary plat has been submitted by Prairie Hills, LLC for Lots 1-4, Block 18, in Prairie Hills Addition.

Background:

A preliminary plat for this 6.32 acre parcel was submitted and approved by the Planning Commission in April 2020. The original preliminary plat was for three lots. The applicant wishes to replat the parcel into four lots.

The parcel is located at the northeast corner of Main Avenue South and 32nd Street South and is currently zoned Business B-3 Heavy District.

The new lot, Lot 4, will be sold to a utility company in order to facilitate a proposed natural gas extension along 32nd Street South. The utility is requesting a 40' x 67' site that can be secured and have direct, private access. Due to the small size of the lot, buildings are not suitable and use should be limited to regulator valves. Enhanced screening/fencing is planned to screen the use.

One 40-foot shared access drive will be located along Main Avenue South serving Lots 1 and 2. Another 40-foot shared access drive will be located along 32nd Street South serving Lots 2 and 3. A third, 24-foot access drive, will serve only Lot 4. A 1-foot no access easement will be added at final platting.

Lots 1 and 2 will have access to water and sanitary sewer services. Lots 3 and 4 do not currently have access to water and sewer.

A drainage plan submitted for the original development plan for Prairie Hills Addition is sufficient for the approval of this preliminary plat. The original drainage plan is being amended and final platting will be contingent on the completion of an amended drainage plan.

The revised preliminary plat meets all subdivision and zoning regulations.

Item Details:

The Prairie Hills Addition preliminary plat is consistent with the future land use plan. The land use plan calls for Urban Medium Intensity which is consistent with the B-3 zoning district.

Legal Consideration:

None

Financial Consideration:

None

Strategic Plan Consideration:

This preliminary plat is consistent with the Comprehensive Plan's Future Land Use Map as well as goals within the City Council Strategic Plan. The project will help promote economic expansion by specifically assisting with the development of Prairie Hills as identified in strategic plan.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Approve as amended
3. Deny
4. Move the item to a work session
5. Do nothing

The Planning Commission recommended approval of the preliminary plat on February 2, 2021. The Development Review Team (DRT) has reviewed the project. Staff recommends approval of the preliminary plat.

Supporting Documentation:

Memo

Legal Notice

Planning Commission Minutes

Preliminary Plat

Area and Zoning Map