

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 27, 2021

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

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

Summary:

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

Background:

Sioux Empire Development Corp. has submitted a preliminary plat for Moriarty Square Addition. The property is located south of the Highway 14 bypass between Western Avenue and the Highway 14 split.

The property is zoned B-3 heavy business district. The proposed use is for 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 Highway 14 and managed by the South Dakota Department of Transportation (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-foot drainage easement runs north-south through the parcel.

Item Details:

The Moriarty Square Addition plat was initially reviewed by the Planning Commission in December 2020 and tabled due to the proposed sanitary holding tanks. The Planning Commission approved the plat 7-2 in January 2021. The plat is able to utilize sanitary holding tanks due to the lack of City sewer lines within the set distance required for hookup to City sewer. A preliminary drainage plan has been complete.

Legal Consideration:

None

Financial Consideration:

None

Strategic Plan Consideration:

The proposed plat is consistent with the comprehensive plan's land use plan as well as the strategic plan, specifically promoting economic expansion of retail, commercial, and industrial uses by providing additional spaces for contractors and services.

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 voted 7-2 recommending approval of the preliminary plat.

Supporting Documentation:

Memo

Notice

Planning Commission Minutes

Preliminary Plat

Aerial Map

Zoning Map