

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: August 3, 2021

Subject: Preliminary Plat for Lot 1 in Block 1 and Lots 1, 2, and 3 in Block 2 of Reserve Fourth Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

CD Properties has submitted a preliminary plat for Lot 1 in Block 1 and Lots 1, 2, and 3 in Block 2 of Reserve Fourth Addition. The preliminary plat includes four lots along 20th Street South near the intersection of Christine Avenue intended for commercial use.

Background:

CD Properties, the developer of the Reserve Addition, owns 4+ acres of land located near the corner of 20th Street South and Christine Avenue. The area was previously rezoned to B-2 and B-2A. Four lots are proposed in the preliminary plat for commercial uses.

Item Details:

The plat includes Lot 1 in Block 1 and Lots 1-3 in Block 2. Lot 1, Block 1 is currently zoned B-2 and proposed as a 70,186 sq.ft. lot at the northwest corner of Christine Avenue and 20th Street South. The dimensions and size of Lot 1, Block 1 may change depending on the final delineation of a wetland within Wetland Tract 5 of Reserve Second Addition.

Lot 1 in Block 2 is currently zoned B-2 and proposed as a 29,474 sq.ft. lot at the northeast corner of Christine Avenue and 20th Street South. Lot 2 in Block 2 is currently split zoned between B-2 and B-2A and proposed as a 41,400 sq.ft. lot located along 20th Street South. Lot 3 in Block 3 is currently zoned B-2A and proposed as a 41,303 sq.ft. lot located along 20th Street South. Lot 3 would encroach into the southern portion of Lot 100 Windermere Pointe Addition and require a replat at the time of final platting.

The lots meet zoning and subdivision standards, however, staff does not recommend split zoning. A future rezoning of Lot 2, Block 2 should take place to correct the split zoning. Lot 1, Block 1 and Lot 1, Block 2 are corner lots with access from either 20th Street South or Christine Avenue. Access points are preferred on Christine Avenue if possible. Lots 2 and 3 in Block 2 are only accessible from 20th Street South. A shared access will be encouraged in order to limit access locations along 20th Street South. A one-foot no access easement will be added along 20th Street South at the time of final platting once access drive locations are determined.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team and staff recommend approval.

Supporting Documentation:

1. Public Hearing Notice
2. Preliminary Plat
3. Aerial Map
4. Zoning Map