



Legislation Details (With Text)

File #: PC 20-009 **Version:** 1 **Name:**
Type: Planning Plat **Status:** Passed
File created: 3/24/2020 **In control:** Planning Commission
On agenda: 4/7/2020 **Final action:** 4/7/2020
Title: Preliminary Plat of a Portion of Lots 1-3, Block 18, Prairie Hills Addition
Sponsors:
Indexes:
Code sections:
Attachments: 1. Notice, 2. Preliminary Plat, 3. Aerial Map

Date	Ver.	Action By	Action	Result
4/7/2020	1	Planning Commission	approved	Pass

Preliminary Plat of a Portion of Lots 1-3, Block 18, Prairie Hills Addition

Summary:

The applicant is seeking Preliminary Plat approval for three (3) lots in a Business B-3 Heavy District.

Background:

The 6.32 acre property is located at the northeast corner of Main Avenue South and 32nd Street South. The land is currently vacant and was zoned to B-3 District in 2017. The owner is proposing a shared access point onto Main Avenue South for Lots 1 & 2 and a shared access along 32nd Street South for Lots 2 & 3.

Findings of Fact:

1. The Preliminary Plat meets the Subdivision Regulations and Zoning Ordinance requirements.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat with the following contingencies:

1. All drainage and utility easements shall be shown on the Final Plat.
2. The Preliminary Plat shall show a 1' No Access Easement along Main Avenue South and 32nd Street South, excluding the 40' shared access points.

Attachments:

Notice
Preliminary Plat
Aerial Map