



Legislation Details (With Text)

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Title: Preliminary Plat for Block 5 in Southland Addition and 23rd Street South in Bluegill Third Addition

Sponsors:

Indexes:

Code sections:

Attachments: 1. Notice, 2. Memo, 3. Preliminary Plat, 4. BMU Map and Comments, 5. Approved Preliminary Plat - 2018, 6. Comprehensive Plan - Future Plan Use Map

Date	Ver.	Action By	Action	Result
8/4/2020	1	Planning Commission	approved	Pass

Preliminary Plat for Block 5 in Southland Addition and 23rd Street South in Bluegill Third Addition

Summary:

The applicant is seeking Preliminary Plat approval to create one (1) block in Southland Addition for the purpose of future multi-family development. The Preliminary Plat also establishes a portion of right-of-way for 23rd Street South which will eventually be connected to 22nd Avenue South.

Background:

The property is located south of 20th Street South along Ace Avenue and is zoned R-3 District. The block is 3.3 acres in size and is planned for multi-family residential development. The City Council approved a preliminary plat for this land area in 2018 which shows 22nd Street South extended to the east property boundary. The developer would like to extend 23rd Street South rather than 22nd Street South as it will work better with the design concept. The Comprehensive Plan shows a future street connection to 22nd Avenue South to improve connectivity and the extension of 23rd Street South meets the intent of the plan.

Findings of Fact:

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

Staff Recommendation:

Staff recommends approval of the Preliminary Plat.

Attachments:

Notice

Memo

Preliminary Plat

BMU Map and Comments

Approved Preliminary Plat - 2018
Comprehensive Plan - Future Land Use Map