



REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: June 12, 2023
PREPARED BY: Jesse Corrow, City Planner
AGENDA ITEM: Tricare 7th Addition preliminary plat and final plat

PREVIOUS ACTIONS:
None

Requested Action: Preliminary plat and final plat

Zoning: PUD (Planned Unit Development)

Adjacent Land

Use and Zoning:

North: RA (Single-Family Agricultural District)
East: RA (Single-Family Agricultural District)
South: PUD (Planned Unit Development District)
West: PUD (Planned Unit Development District)

Applicant:	Loucks, Inc.
Application received:	May 8, 2023
60 day review deadline:	July 7, 2023
Additional 60 day review deadline:	September 5, 2023
Address:	Outlot A, Tricare 6 th Addition

RECOMMENDED PLANNING COMMISSION ACTION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution approving the Tricare 7th Addition preliminary plat and final plat.

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

COMMENTS:

The applicant is requesting preliminary and final plat approval for Tricare 7th Addition which will divide an existing outlot into five new outlots. The outlots are being created so that a large area of wetland and a forested area in the T-zone district can be conveyed to the city.

- Outlot A and C will be retained by the owner as future development areas.
- Outlot B and D are largely undevelopable areas made up of wetland and stormwater ponding that will be transferred to the city.
- Outlot E is an upland and T-zone area that will also be transferred to the city.

Staff has no issue with the preliminary and final plat and recommends approval.

ATTACHMENTS:

Attachment A: Location and narrative maps

Attachment B: Maps