

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: August 4, 2026

Subject: Preliminary Plat of Lots 3-5 in Block 2, Lots 1-5 in Block 4 and Block 5 of Legacy Addition

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Legacy Storage Condos LLC has submitted a Preliminary Plat of Lots 3-5 in Block 2, Lots 1-5 in Block 4 and Block 5 of Legacy Addition. The Development Review Team recommends approval.

Item Details:

The preliminary plat includes ten lots covering roughly fifty-one acres. The area was annexed into the City of Brookings in 2025 and rezoned to an Industrial I-1 Light District.

The development will be located east of 34th Avenue with a connection via Mission Street. A new road, 36th Avenue, will be platted providing access to 6th Street. This roadway and connection will require a traffic impact study with South Dakota Department of Transportation review and approval prior to final platting.

Lots 3-5 in Block 2 will be located along the western side of the proposed 36th Avenue. Lots 1 and 2 in Block 2 have already been platted to the north along Mission Street. Lots 1-5 in Block 4 will be located along the eastern side of 36th Avenue. Block 5 will be located at the north end of 36th Avenue. All lots meet the City's zoning and subdivision ordinances. The proposed Lot 3A is designed to provide future connectivity to the east and could be converted to an easement or right-of-way in the future. Additionally, an existing easement through Block 1 will line up with Lot 5 in Block 2. A preliminary drainage plan has been submitted to the City. The plan will include drainage on Lot 1 Block 4 along with compensatory storage to the east.

The Planning Commission will review the preliminary plat and make a recommendation to the City Council.

Supporting Documentation:

Hearing Notice
Location Map
Preliminary Plat
Zoning Map
Floodplain Map