

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: August 12, 2025

Subject: Preliminary Plat: Block 1, Legacy Addition

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Legacy Storage Condos LLC has submitted a Preliminary Plat of Block 1 of Legacy Addition. The Development Review Team recommends approval. The Planning Commission voted 8-0 to recommend approval.

Item Details:

Currently, the land is described as Lot 1, Clark Addition, and Lot 2, Clark Second Addition, along with the South 110 feet of Outlot A in the Southwest 1/4 in Section 20, Township 110, Range 49. The area has been rezoned to Business B-3 Heavy District and will all become Block 1 in Legacy Addition.

The City's Subdivision Regulations require a preliminary and final plat before permitting land for development. The three existing lots have previously been developed. Lot 1 in Clark Addition has an existing residential dwelling, Lot 2 in Clark Second Addition has an existing storage building, and third lot has an existing residential dwelling. The developer intends to demolish the existing structures and combine the lots to ready the site for a storage unit development.

Block 1 in Legacy Addition is a proposed 3.3-acre block with frontage along 34th Avenue. The northwest portion of the block required a rezoning to Business B-3 District, which is the intended zoning district for the entirety of Block 1. The proposed development meets all subdivision and zoning regulations per Chapter 51 and Chapter 94 of municipal code. All required supplemental plans including drainage, utility and grading have been received.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

Financial Consideration:

None.

Supporting Documentation:

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Preliminary Plat

Zoning Map