

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: December 17, 2024

Subject: Preliminary Plat of Lot 53E, 53F and 53G of Sioux Village of Indian Hills Addition, Excluding Lots 53A, 53B and 53C

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Willow Trail LLC has submitted a Preliminary Plat of Lot 53E, 53F and 53G of Sioux Village of Indian Hills Addition. The preliminary plat proposes to replat three lots located at the corner of Crystal Ridge Road and Trail Ridge Road. The Development Review Team recommends approval. The Planning Commission voted 5-0 to recommend approval.

Item Details:

Existing land located at the corner of Trail Ridge Road and Council Ridge Road includes Lots 50, 51 and 53 in Sioux Village Indiana Hills Addition. The property owner is proposing a preliminary plat for the purposes of subdividing Lot 53 while also combining Lots 50 and 51.

The future lots would include Lot 53G, a previously developed 4-acre lot, Lot 53E, an undeveloped 3.3-acre lot and Lot 53F, an undeveloped 0.4-acre lot. Each lot meets the required standards for the Residential R-3 Zoning District. The preliminary plat submission included preliminary grading, utility and drainage plans. The preliminary plat meets all requirements in the subdivision and zoning ordinance.

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
Future Land Use Map