

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: October 28, 2025

Subject: Preliminary Plat: Lots 1-7 in Block 1 of NE Hansen Addition

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

NE Hansen LLC has submitted a Preliminary Plat of Lots 1-7 in Block 1 of NE Hansen Addition. The Development Review Team recommends approval. The Planning Commission voted 8-0 to recommend approval.

Item Details:

The Preliminary Plat includes seven lots covering roughly 54 acres. The area was recently amended in the Future Land Use Map from Urban Medium Intensity to General Industrial in anticipation of a future industrial use. An annexation of the area was approved earlier in 2025. A rezone to Industrial I-1 Light District has been applied for in tandem with the Preliminary Plat.

The development will be located southeast of the 34th Avenue and US Highway 14 Bypass intersection. A proposed road, Ron Reed Circle, will intersect with 34th Avenue providing access and utility extensions for Lots 2-7. The preliminary Drainage Plan has been accepted by the City. The Drainage Plan will require additional annexation to the east where the drainage pond will be located. The area is not impacted by the updated Floodplain Map.

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
Floodplain Map