

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** November 1, 2022

**Subject:** Annex the North 18.84 acres of Tract 1 of BMU WTP Addition (Formerly Tract 1 Hansen Addition) in the NW ¼, Section 20, Township 110 North, Range 49 West of the 5<sup>th</sup> PM, Brookings County, South Dakota.

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Brookings Municipal Utilities has submitted a petition for annexation for 18.84 acres of land into the City of Brookings. The land is located along 34<sup>th</sup> Avenue south of the US Highway 14 Bypass.

## **Background:**

Brookings Municipal Utilities recently purchased the land for the purposes of constructing a new water treatment plant. BMU owns an additional twenty-four acres of land south of the proposed annexation area which will not be included in this annexation.

## **Item Details:**

The land is located along the northeastern border of the City limits and within the US Highway 14 Bypass. The annexation area is adjacent to an industrial park situated along 32<sup>nd</sup> and 34<sup>th</sup> Avenues. The annexation parcel has frontage along 34<sup>th</sup> Avenue and BMU has agreed to dedicate additional right-of-way for 34<sup>th</sup> Avenue.

The current boundary for the City of Brookings runs along the western property line of Tract 1 of BMU WTP addition as well as the west 420 feet along the southern property line.

The annexation area is located within a Phase One annexation priority area. The Phase One priority area is for areas considered for near term annexation in areas adjacent to city limits with access to city services.

The area is currently zoned Joint Jurisdiction Agriculture. The property would default to the City's Agriculture zoning district upon annexation, however, BMU is considering a rezone to light industrial in order to conform with nearby zoning along with the anticipated use. A rezone to light industrial would need a possible revision to the future land use map. These items would be reviewed by the Planning Commission at a later meeting.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval.

**Supporting Documentation:**

1. Legal Notice
2. Location Map
3. Petition for Annexation
4. Annexation Priority Map