

# City Council Agenda Item Memo

**From:** Ryan Miller, City Planner

**Council Meeting:** August 13, 2024

**Subject:** Revised Preliminary Plat: Blocks 1A, 3A and 4, Northern Plains Addition

**Presenter:** Mike Struck, Community Development Director

**Summary:**

Northern Plains Professional Properties, LLC, has submitted a revised preliminary plat for Blocks 1A, 3A and 4 in Northern Plains Addition. Northern Plains Addition is located along Main Avenue South near 15<sup>th</sup> Street South.

The Development Review Team recommends approval.

The Planning Commission voted 7-0 to recommend approval.

**Item Details:**

In 2022, a Preliminary Plat was approved by the Planning Commission and City Council for Northern Plains Addition. A dental services office has been constructed on Block 1. Initially, Block 1 was designed with additional acreage for parking to the east. This additional parking is no longer necessary and will be replatted on to the new Block 3A and rezoned for residential.

Block 1 will be reduced in size from the original 80,965 square feet down to 70,041 square feet. This 10,924 square feet area will be added onto what was formerly Block 3. Block 3 will be split into Block 3A and Block 4. Block 3A will be a 40,560 square foot block with two 4-unit townhomes. Block 4 will be an 81,121 square foot block with three 4-unit townhomes. Block 2 will not be impacted by the revised preliminary plat.

The revised preliminary plat meets all zoning and subdivision regulations.

**Strategic Plan Consideration:**

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

**Financial Consideration:**

None

**Legal Consideration:**

None

**Supporting Documentation:**

Revised Preliminary Plat

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Preliminary Plat – 2022

Location Map

Zoning Map

Future Land Use Map