

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: February 27, 2024

Subject: Resolution 24-025: Annex 30.46 acres in the NE ¼ of the NW ¼ excluding Outlot A in Section 3-T109N-R50W

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Staff recommends approval of a Petition for Annexation submitted by TH Companies LLC for 30.46 acres of land, located at 1115 West 20th Street South, into the City Limits of Brookings.

Background:

TH Companies LLC previously submitted a petition for annexation in 2023, which the Planning Commission at the time recommended approval. The application was dropped before City Council approval due to concerns related to zoning. The area is currently in an Agriculture A District; however, the applicant is seeking a Residence R-3 Apartment District along with a Large-Scale Residential Development Plan.

Item Details:

The land is located along the western edge of the current City limits and is contiguous to City limits along the eastern edge of the property. The area is located in a phase one annexation priority area, indicating it is most imminently ready for annexation and annexation would be recommended before any development is proposed.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – The annexation would add 30.46 acres of land for potential development within the City of Brookings municipal boundary.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny

4. Move the item to a study session
5. Discuss / take no action / table

The Planning Commission voted 8 – 0 to recommend approval.

The Development Review Team recommends approval.

Supporting Documentation:

Resolution

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Petition for Annexation

Location Map

Annexation Priority Map

Zoning Map

Future Land Use Map

Brookings County Resolution