

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: May 26, 2026

Subject: Revised Preliminary Plat – Prairie Sunset Addition

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

TH Companies, LLC, has submitted a revised preliminary plat for Lots 1-8 in Block 1, and Lots 1-3 in Block 2, of Prairie Sunset Addition. The property is currently described as the Northeast Quarter of the Northwest Quarter, Excluding Outlot A in Section Three, Township 109 North, Range 50 West and is zoned Residential R-1A Single-Family district. The Planning Commission voted 7-0 to recommend approval. Staff recommends approval.

Item Details:

The revised preliminary plat will modify the previous plans for Prairie Sunset Addition, which included a preliminary plat and Large-Scale Residential Development approved in January 2025. The original preliminary plat included 41 two-family lots and 17 single-family lots for a total of 58 lots. The Large-Scale Residential Development Plan allowed for Residence R-3 Multi-Family Zoning for the development. The parcel has since been rezoned to Residence R-1A Single-Family.

The revised preliminary plat will reduce the development to 11 single-family lots. A proposed extension of Brighton Road will provide access to all but two lots which will have access from a proposed cul-de-sac. Brighton Road will extend to the parcel's southern boundary to allow for future connectivity to the south. As proposed, the development meets secondary access requirements.

Development will be limited to slab-on-grade homes due to the high-water table present in the area. Onsite stormwater detention is provided along the western edge of Block 1.

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

Revised Preliminary Plat

Approved Preliminary Plat

Location Map

Zoning Map

Future Land Use Map

Floodplain Map