

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: December 2, 2025

Subject: Annex Block 1 in Mills Third Addition in the Northwest Quarter of Section 6, Township 109, Range 49, in Brookings County, South Dakota, Except Lot H1 and H2.

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Access Holdings LLC has submitted a petition for annexation of Block 1 in Mills Third Addition in the Northwest Quarter of Section 6, Township 109, Range 49 excluding Lot H1 and H2. The property is generally located southwest of the 20th Street exit onto Interstate 29. The Development Review Team is supportive of the request.

Item Details:

South Dakota Codified Law 9-4 describes the annexation process. The governing body of a municipality, upon receipt of a written petition describing the boundaries of any territory contiguous to that municipality sought to be annexed to that municipality, may by resolution include such territory or any part thereof within such municipality if the petition is signed by not less than three-fourths of the registered voters and by the owners of not less than three-fourths of the value of the territory sought to be annexed to the municipality.

The single parcel for annexation is 3.10 acres in size and is contiguous to City limits along the western and southern sides of the property. The area is located in a phase two annexation priority area, indicating that it is intended for annexation as development reaches the area. Water service is available to the site. Sewer service is not currently available and will require a lift station. Access to the parcel will be controlled by the Department of Transportation.

A subsequent rezone to a Business B-2 District will be proposed by the owner. The area is located in an Urban High Intensity future land use category supporting a potential B-2 rezone. There are no floodplain issues.

Supporting Documentation:

Hearing Notice
Location Map
Petition for Annexation
Annexation Priority Map