

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: February 6, 2024

Subject: Annex 30.46 acres in the NE ¼ of the NW ¼ excluding Outlot A in Section 3, Township 109, Range 50 in Brookings County, South Dakota.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

TH Companies LLC has submitted a petition for annexation of 30.46 acres of land into the City of Brookings. The property is known as 1115 West 20th Street South.

Background:

TH Companies LLC previously submitted a petition for annexation in 2023, which the Planning Commission at the time recommended approval of. The application was withdrawn before City Council approval due to concerns related to zoning.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 that it is most imminently ready for annexation and annexation would be recommended before any development is proposed.

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 and staff recommend approval.

Supporting Documentation:

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