

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner
Meeting: February 3, 2026
Subject: Preliminary Plat of Lots 1 & 2 in Block 2 and Lots 1 – 3 in Block 3 All In Legacy Addition
Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Legacy Storage Condos LLC has submitted a Preliminary Plat of Lots 1 & 2 in Block 2 and Lots 1 – 3 in Block 3 All In Legacy Addition. Staff recommends approval with the following conditions:

- 34th Avenue right-of-way must be increased to 40-feet

Item Details:

The proposed preliminary plat will create five new lots within two blocks of an extended phase of Legacy Addition. Block 1 of Legacy Addition was preliminary and final platted in 2025 and is located south of and separate from the proposed Blocks 2 and 3 along 34th Avenue. The full buildout of Legacy Addition will eventually connect Blocks 1, 2 and 3 through future phases.

Block 2 in Legacy Addition will include two lots zoned Industrial I-1 Light District. Lot 1 will be located at the corner of 34th Avenue and the proposed Mission Street. Lot 1 is 4.3 acres. Lot 2 will be located to the east of Lot 1 with access to the proposed Mission Street. Lot 2 is 2.5 acres.

Block 3 will include three lots zoned Industrial I-1 Light District. Lot 1 will be located at the corner of 34th Avenue and the proposed Mission Street. Lot 1 will be 3 acres. Lots 2 and 3 will be located to the east of Lot 1 along the proposed Mission Street. Lots 2 and 3 will be 1.9 and 2 acres respectively.

Mission Street is a proposed east-west street providing access to 34th Avenue. Mission Street will ultimately extend further into the Legacy Addition development to provide additional connectivity for future phases. The proposed 60-foot right-of-way width for Mission Street has been accepted by the Engineering Department.

The developer has submitted preliminary grading, utility and drainage plans as well for review. Water service is planned from 34th Avenue to serve the initial lots in Blocks 2 and 3. Sewer and storm water flows will run east and then south eventually flowing through a future street system in a future phase of Legacy Addition. Sewer will

eventually flow out through Block 1 of Legacy Addition. Stormwater will flow to a future stormwater detention lot along Highway 14. Easements to protect the stormwater and sewer lines located beyond the preliminary plat area may be required if determined necessary by Brookings Municipal Utilities and the City Engineer.

Supporting Documentation:

Hearing Notice

Location Map

Preliminary Plat