

# City Council Agenda Item Memo

**From:** Mike Struck, Community Development Director

**Meeting:** January 28, 2025

**Subject:** Preliminary Plat of Blocks 1-4 of Prairie Sunset Addition

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

**Summary and Recommended Action:**

TH Companies, LLC, has submitted a proposed Preliminary Plat for Blocks 1-4 of Prairie Sunset Addition. The Preliminary Plat includes a Large Scale Residential Development (LSRD) Plan for the proposed development of the 30.46 acre site. The Planning Commission voted 7-1 recommending approval of the Preliminary Plat.

**Item Details:**

TH Companies, LLC, has submitted a Preliminary Plat for a 30.46 acre development located along West 20<sup>th</sup> Street South. The Preliminary Plat includes a Large Scale Residential Development (LSRD) Plan and accompanies a rezoning request. A Large Scale Residential Development is a flexible tool allowed by the zoning ordinance for residential development with a minimum of 20 acres. The Large Scale Residential Development complies with the Subdivision Regulations and Zoning Ordinance unless variances are granted through the LSRD review and approval process.

TH Companies, LLC, is proposing a residential development consisting of 41 single-family attached (twin home) and 17 single-family detached lots. The proposed development would be zoned R-3. The Preliminary Plat also includes two drainage tracts (Tract 1 in Block 1 and Tract 1 in Block 2). Rights-of-way for three streets and three cul-de-sacs are proposed. Avenue A (placeholder name) and Brighton Road serve as access points from 20<sup>th</sup> Street South and run north-south through the development. Avenue A, on the western half of the development, ends in a cul-de-sac shortly after a cross connection with east-west C Street (placeholder name). Brighton Road runs north-south along the eastern half of the development until its connection with C Street and then runs southeast towards the southern end of the development. This configuration aligns with an existing sewer main. Cul-de-sacs D Circle and E Circle (placeholder names) extend out from the southern portion of Brighton Road.

Block 1 consists of 16 lots located along Avenue A (placeholder name), which provides access into the development from 20<sup>th</sup> Street South and ends in a cul-de-sac south of a proposed intersection with C Street (placeholder name). Block 2 includes 12 lots with half located along Avenue A and half located along Brighton Road, which extends through the proposed development from the southern terminus of the existing Brighton

Road. Block 3 includes 18 lots along Brighton Road and D Circle. Block 4 consists of 12 lots located along Brighton Road and E Circle.

The property generally drains to the south and west with retentions ponds located in Tract 1 Block 2 and Tract 1 Block 1 collecting stormwater and running it to the south with an eventual outlet on the south side of Tract 1 Block 1.

The Planning Commission recommended approval of the Preliminary Plat in February 2024, with the subdivision layout containing 58 residential lots and two drainage tracts. The subdivision plan identified all residential lots as single-family attached (twin home) lots. Staff had concerns with secondary access in the southeast portion of the subdivision as the proposed density exceeded the threshold, and an additional access would be warranted or connecting.

The developers revised the preliminary plat and the Planning Commission reviewed and recommended approval in April 2024 of a new layout in which the northern portion of the subdivision would contain 14 multi-family structures with the southeast portion reducing the number of single-family attached lots to stay within the secondary access requirements.

Between April 2024 and January 2025, the developer continued discussions with staff and withdrew the Preliminary Plat with the multi-family layout, thus bringing back the February 2024 Planning Commission recommendation. The Preliminary Plat recommended by the Planning Commission in February 2024 is nearly identical to the Preliminary Plat submitted on January 20, 2025. The street and lot layout are the same with the exception of Lot 12, Block 4 was once two lots with one being a residentially developable lot and the south lot designated for potential park space. The most recent Preliminary Plat combines these two lots into one larger residential lot. In addition, the most recent Preliminary Plat identifies 41 lots as single-family attached and 17 lots as single-family detached. The seventeen (17) single-family detached lots are located in the southeast portion of the subdivision along Brighton Road and A Circle. Designating these lots as single-family detached allows the southeast portion of the subdivision to fall below the threshold for requiring secondary access.

The Development Review Team (DRT) discussed maintenance, snow removal, public safety, secondary access, utility efficiency, density, compatibility with adjacent subdivisions, and a preference for greater overall connectivity. After the DRT meeting, the developer revised the preliminary plat in the southeast portion of the subdivision to comply with the secondary access thresholds.

The LSRD proposes no variances from the standard R-3 zoning ordinances.

**Legal Consideration:**  
None.

**Strategic Plan Consideration:**

Economic Growth: The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

**Supporting Documentation:**

Planning Commission Notice

Location Map

Planning Commission Minutes

Preliminary Plat – Revised January 20, 2025

Preliminary Plat

Preliminary Grading Plan

Preliminary Drainage Plan

Preliminary Utility Plan