

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: October 22, 2024

Subject: Preliminary Plat: Lot 1, Block 1, Moriarty Edgebrook Second Addition

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Paul Moriarty has submitted a preliminary plat for Lot 1 in Block 1 of Moriarty Edgebrook Second Addition. The preliminary plat includes one lot located at the corner of 22nd Avenue South and 20th Street South. The Development Review Team recommends approval. The Planning Commission voted 6-0 to recommend approval.

Item Details:

The previously unplatted property is now being considered for development and requires preliminary and final platting. A proposed development at the northwest corner of 22nd Avenue South and 20th Street South will be the first portion of the unplatted area to be developed. Of the 6.69 acres of unplatted land, the owner is proposing to preliminary plat 2.34 acres as Lot 1 in Moriarty Edgebrook Second Addition. The balance will remain unplatted at this time.

Lot 1 in Block 1 of Moriarty Edgebrook Second Addition is a proposed 2.34-acre lot. It is located within a Business B-2 District and Commercial Corridor Design Review Overlay District, and an Urban High Intensity Future Land Use Classification. The lot will have roughly 379 feet of frontage along 20th Street South and 258 feet of frontage along 22nd Avenue South. The development will propose access from both arterial streets. Final locations of the access drives will be determined as the development proceeds with site plan reviews. No access easements will be proposed at the time of final platting for frontage along 22nd Avenue South and 20th Street South with the exception of approved access drive locations.

Any future site plan will need to meet the additional standards described in the Commercial Corridor Design Review Overlay Ordinance or seek exceptions from the Planning Commission and City Council.

Planned improvements to the 22nd Avenue South and 20th Street South intersection were taken into consideration in regards to right-of-way dedication on the proposed plat.

Drainage, utility and grading plans were also submitted and have been accepted. A final Drainage Plan is required at the time of final platting. The preliminary plat meets City Code per Chapter 51 Article III and Chapter 94 Article IV.

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
Location Map
Preliminary Plat
Zoning Map
Future Land Use Map