

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: April 2, 2024
Subject: Preliminary Plat of Blocks 1-3 of Prairie Sunset Addition
Person(s) Responsible: Ryan Miller, City Planner

Summary:

TH Companies LLC has submitted a proposed preliminary plat for Blocks 1-3 of Prairie Sunset Addition. The preliminary plat is associated with a petition for annexation and petition to rezone 29.61 acres from Agriculture A District to Residence R-3 Apartment District. The development meets City code. Development Review Team recommends considering the density of neighboring developments.

Background:

TH Companies LLC previously submitted a preliminary plat for Blocks 1-4 of Prairie Sunset Addition. That preliminary plat received a recommendation of approval from the Planning Commission but did not advance to the City Council. The previous preliminary plat did not receive a recommendation of approval from the Development Review Team due to concerns with cul-de-sacs regarding snow removal, public safety, secondary access, utility efficiency and a preference for greater overall connectivity.

The parcel has been annexed into the City of Brookings and has received a recommendation by the Planning Commission for Residence R-3 Apartment District. The rezoning application has not advanced to the City Council.

Item Details:

Block 1 consists of 6 lots planned for two-unit single family attached dwellings and 1 tract planned for 186 units of apartments. The apartment units would be scattered among 14 apartment buildings with a variation of 10-14 units in each building. A 30-foot shared access easement would run through Tract 1 with connections to West 20th Street South and Brighton Road. The shared access easement would provide secondary access for both Tract 1 and Blocks 2 and 3.

Block 2 consists of 8 lots planned for two-unit single family attached dwelling units and 1 tract planned for drainage detention. Block 3 consists of 12 lots planned for two-unit single family attached dwelling units and 1 tract planned for an open recreation area.

Two public streets are planned within the development. Brighton Road runs north and south with a connection to 20th Street South and a future connection to property to the south. Brighton Road runs over the top of a sanitary sewer main previously installed by

Brookings Municipal Utilities. The sewer main continues along the diagonal path through Tract 1 of Block 3. A cul-de-sac tentatively named A Circle is located on the eastern side of the development. The planned streets include appropriate right-of-way widths. Streets will likely be marked for no on-street parking due to density concerns related to the narrow spacing of continuous 2-unit single family attached unit lots. With 2-family dwellings, one access drive is permitted for each garage.

The property generally drains to the south and west with a retention pond located in Tract 1 of Block 2 and eventual outlet on the south side of Tract 1.

Overall density for the development is calculated at 8.03 units per acre with 258 total units over 29.61 acres. By comparison, River Run Addition is calculated at 4 units per acre with 88 single family units over 22 acres and Valley View Addition is calculated at 4.33 units per acre with 86 single family units over 19.86 acres. The Medium Density Residential future land use category recommends a density of 4-12 units per acre.

A traffic impact study would be required due to the overall density of the development. Any development of 150 units or more requires a traffic impact study. Staff will explore options for addressing sight line issues caused by the hill in 20th Street South to the east of the development.

Secondary access is achieved with two proposed access locations to 20th Street South and a potential future connection to development to the south. Secondary access is required when a development generates more than 400 trips per day using a formula established in Sec. 51-64 (k). Tract 1 of Block 1 would generate 1,302 trips using this formula. Lots 1-6 of Block 1 would generate 120 trips. Blocks 2 and 3 would generate 400 trips.

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 meets City code. Development Review Team recommends considering the density of neighboring developments.

Supporting Documentation:

Hearing Notice

Location Map

Preliminary Plat

Preliminary Grading Plan

Preliminary Drainage Plan

Preliminary Utility Plan