

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: January 6, 2026

Subject: Amendments to Subdivision Improvements and Design Standards

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

The City of Brookings is proposing amendments to Article VI. Subdivision Improvements and Design Standards. The proposed changes seek to modify the City's regulations on cul-de-sacs, block lengths, street connectivity and warranty provisions. Additional changes are intended as clean up to clarify language and reorganize items. Staff recommends discussing the proposed changes with the Planning Commission prior to bringing forward a formal ordinance change to a public hearing.

Item Details:

The City has been reviewing various methods for improving connectivity requirements in new development and subdivision proposals. Staff has reviewed many options including a connectivity index standard policy. Ultimately staff decided that the best option, and one that allows for greater enforcement, is to update the subdivision ordinance which helps regulate new proposals for large developments that require preliminary platting.

The primary focus from staff was aimed at reducing allowances for cul-de-sacs and reducing block lengths in residential areas. This is intended to promote fewer cul-de-sacs and encourage more frequent block changes with intersecting streets.

Additional changes were added to the subdivision ordinance as clean-up and reorganization.

Supporting Documentation:

Ordinance – Clean

Ordinance – Marked