

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: November 22, 2022

Subject: Resolution 22-091: Annex the North 18.84 acres of Tract 1 of BMU WTP Addition (Formerly Tract 1 Hansen Addition) in the NW ¼, Section 20, Township 110 North, Range 49 West of the 5th PM, Brookings County, South Dakota.

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

Summary:

Brookings Municipal Utilities (BMU) has submitted a petition for annexation for 18.84 acres of land into the City of Brookings. The land is located along 34th Avenue, South of the US Highway 14 Bypass.

Background:

Brookings Municipal Utilities recently purchased the land for the purposes of constructing a new water treatment plant. BMU owns an additional 24 acres of land south of the proposed annexation area, which will not be included in this annexation.

Item Details:

The land is located along the northeastern border of the City limits and within the US Highway 14 Bypass. The annexation area is adjacent to an industrial park situated along 32nd and 34th Avenues. The annexation parcel has frontage along 34th Avenue and BMU has agreed to dedicate additional right-of-way for 34th Avenue.

The current boundary for the City of Brookings runs along the western property line of Tract 1 of BMU WTP addition as well as the west 420 feet along the southern property line.

The annexation area is located within a Phase One annexation priority area. The Phase One priority area is for areas considered for near term annexation in areas adjacent to the city limits with access to city services.

The area is currently zoned Joint Jurisdiction Agriculture. The property would default to the City's Agriculture Zoning District upon annexation; however, BMU is considering a rezone to light industrial in order to conform with nearby zoning along with the anticipated used. A rezone to light industrial would need a possible revision to the Future Land Use Map. These items would be reviewed by the Planning Commission at a later meeting.

Legal Consideration:

None

Strategic Plan Consideration:

Sustainability – the annexation will support BMU's new Water Treatment Plant Facility. The annexation is a Phase 1 Priority according to the Comprehensive Plan.

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Development Review Team recommends approval. The Planning Commission voted 7 - 0 recommending approval.

Supporting Documentation:

Resolution

Legal Notice – City Council

Legal Notice – Planning Commission

Planning Commission Minutes

Location Map

Petition for Annexation

Annexation Priority Map