

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 4, 2023

Subject: Preliminary Plat – Lots 1 – 5 and Outlot A in Block 9 of Wiese Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Ryan Companies US, Inc has submitted a proposed preliminary plat for Lots 1-5 and Outlot A in Block 9 of Wiese Addition. The preliminary plat is a part of a development proposal from Ryan Companies that includes a Rezoned Planned Development District and Initial Development Plan which were reviewed by the Planning Commission in March. The Preliminary Plat aligns with the proposed phased development and subdivision plan on the Initial Development Plan.

Background:

Block 9 of Wiese Addition is a roughly 26.2-acre site along 6th Street and I-29. The site was formerly owned and occupied by the South Dakota Department of Transportation. The site includes frontage and access from 6th Street along with I-29 frontage. The Planning Commission made a recommendation to rezone the Block to Planned Development District with Business B-2 underlying zoning.

Item Details:

The preliminary plat includes five lots intended for development, one outlot intended for stormwater detention and future right-of-way.

Lot 1 is a proposed 14.54-acre lot. The lot would be accessed from the east via two shared private drives. Lot 2 is a proposed 2.48-acre lot at the corner of Highway 14 and Lefevre Drive. The lot would have access to Lefevre Drive and a proposed shared private street to the north. Access would be restricted from Highway 14. Lot 3 is a proposed 2.11-acre lot. The lot would have frontage along Highway 14 but be restricted access from that right-of-way. The lot would have access to Lefevre Drive via shared private drive to the north. Lot 4 is a proposed 0.72-acre lot. The lot would have frontage along Highway 14 but be restricted from accessing that right-of-way. The lot would have access to Lefevre Drive via shared private drive to the north. Lot 5 is a proposed 2.93-acre lot at the corner of Capital Street and Lefevre Drive. The lot would have access to both right-of-ways as well as potential additional access to shared internal drives. Outlot A is proposed 1.58-acre lot and will serve as a common stormwater management area for the proposed development.

Two future right-of-ways are noted on the preliminary plat. The future extension of Lefevre Drive from Highway 14 to Capital Street is shown within the proposed preliminary plat. The plan for this portion of Lefevre Drive is a seventy-foot right-of-way which meets the standards for a collector street. The connection of Lefevre Drive to 6th Street has already been completed during the reconstruction of 6th Street. The intersection would be a three-quarter access with eastbound and westbound 6th Street traffic having access to northbound Lefevre Drive while southbound traffic on Lefevre would only have right turn access to 6th Street.

The future right-of-way between Lefevre Drive and 32nd Avenue is shown as an offsite future right-of-way. This right-of-way is not located within Block 9 of Wiese Addition, however, the right-of-way is needed to serve the development proposed in the Marketplace development. The City of Brookings is working to acquire this right-of-way. Additionally, an extension of the Capital Street right-of-way may be needed in the future if additional access drives on Lot 1 are desired. A private street is shown on the preliminary plat with shared access for Lots 1 – 4. The private street would be 28 feet in width and would be located within a 40-foot shared access easement.

The preliminary plat proposed also includes a proposed grading plan, utility plan and preliminary drainage plan. The utility plan has been reviewed by Brookings Municipal Utilities and deemed to have appropriate service for the intended uses. Utility easements will be needed and will be added at the final plat stage. The drainage plan is under review by the City of Brookings engineering department. A final drainage plan will be needed prior to approval of a final plat.

The proposed lots within the preliminary plat meet zoning and subdivision standards as laid out in the initial development plan, which uses Business B-2 development standards. The proposed right-of-ways and private streets meet city standards.

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 Review Team and staff recommend approval.

Supporting Documentation:

1. Legal Notice
2. Location Map
3. Preliminary Plat
4. Preliminary Grading Plan
5. Preliminary Drainage Plan
6. Preliminary Utility Plan
7. Zoning Map