

# City Council Agenda Memo

**From:** Ryan Miller, City Planner

**City Council Meeting:** May 23, 2023

**Subject:** Annex 52.7 acres in the SW ¼ of Section 20, Township 110, Range 50, Brookings County, South Dakota.

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

## **Summary:**

Triple R Partners, LLC, has submitted a petition for annexation of Lot 2 in CKS Partners Addition, a 52.7-acre parcel of land into the City of Brookings. The land is located along the US Highway 14 Bypass and north of US Highway 14.

## **Background:**

Triple R Partners, LLC, owns 52.7 acres of land near the existing city limits of Brookings. The land has access to the US Highway 14 Bypass, where it sits just south of the bypass east of the Brookings City limits. The property is currently zoned Joint Jurisdiction Agriculture.

## **Item Details:**

Lot 2 in CKS Partners Addition is 52.7-acre parcel of land running between US Highway 14 and the US Highway 14 Bypass just east of the current city limits. The property has an existing access along the bypass. The property is almost entirely located within the current floodplain and is zoned agriculture. The nearest sanitary and water services are located in 34<sup>th</sup> Avenue roughly a quarter-mile to the west.

The property is not located within an annexation priority area according the 2040 Comprehensive Plan. The property is considered for open space / floodplain in the Comprehensive Plan's Future Land Use Map. This future land use class would not be supportive of a rezone from the current Agriculture Zoning District.

The property is not directly contiguous to the current city limits; however, State Statue 9-4-1 allows for the consideration of this property for annexation due to the property immediately to the west being municipally owned. State Statute 9-4-1 states that for purposes of this section, the term, contiguous, includes territory separated from the municipality by reason of intervening ownership of land used as a golf course, railroad, or any land owned by the State of South Dakota or any subdivisions thereof. The property to the west of the Triple R Partners property is owned by Brookings Municipal Utilities and is contiguous with the water plant addition subdivision to the north, which was recently annexed into the city in 2023.

The annexation is contingent upon an annexation agreement between the City of Brookings and the land owner.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

Economic Development – The annexation could support future growth in the community.

**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 and staff recommend approval.

The Planning Commission voted 7-0 recommending approval.

**Supporting Documentation:**

Resolution

Legal Notice – City Council

Legal Notice – Planning Commission

Planning Commission Minutes

Petition for Annexation

Location Map

Annexation Priority Map

Zoning Map

Future Land Use Map