

# City Council Agenda Memo

**From:** Ryan Miller, City Planner

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

**Subject:** Revised Preliminary Plat: Lots 1-5, Outlot A, and Outlot B in Block 9 of Wiese Addition

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

## **Summary:**

Ryan Companies US, Inc., has submitted a revised preliminary plat for Lots 1-5, Outlot A, and Outlot B in Block 9 of Wiese Addition. The preliminary plat is a part of a development proposal from Ryan Companies which includes a Planned Development District. 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 6<sup>th</sup> 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 6<sup>th</sup> Street along with I-29 frontage. Ryan Companies is proposing a commercial development of the site and submitted a preliminary plat to the Planning Commission in March 2023. Since that time, a change has been proposed in the form of an additional lot needed for the detention of offsite drainage entering the property in the northwest corner.

## **Item Details:**

The preliminary plat includes six lots intended for development, two outlots 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 will 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. Outlot B is a proposed 0.76-acre lot proposed for the detention of offsite drainage entering the development from the northwest.

Revised grading and drainage plans will be reviewed in relation to the changes proposed on the preliminary plat.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

Economic Development – The preliminary plat would support a commercial development in the Brookings Marketplace.

**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:**

Legal Notice – City Council

Legal Notice – Planning Commission

Planning Commission Minutes

Location Map

Revised Preliminary Plat

Preliminary Plat – March 2023

Zoning Map