

# City Council Agenda Memo

**From:** Staci Bungard, City Planner

**Meeting:** July 14, 2020

**Subject:** Preliminary Plat for Lots 26-30, Block 6; Lots 1-14, Block 18; Lots 1-14, Block 19; Lots 1-31, Block 20; Lots 1-8, Block 24; Lots 1 & 2, Block 25; Lots 1 & 2, Block 26; Lots 1-3, Block 27; Lot 1, Block 28; all in Timberline Addition

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

**Summary:**

The applicant is seeking Preliminary Plat approval of 80 residential lots in an additional phase of Timberline Addition.

**Background:**

The property is generally located south of Summit Pass between Brighton Road and Arapahoe Circle. All the land is within the City limits as a small portion to the south has recently been annexed. There are a variety of residential zoning districts with R-1D west of Brighton Road, R-1C from Brighton Road to Durango Pass and R-3 from Durango Pass to Arapahoe Lane.

The owner has also submitted a rezoning request for a portion of land south of the quarter line near Red Rock Road. The lots range in size and meet all the applicable zoning district standards. A similar Preliminary Plat was approved by the City Council on May 28, 2019, however it did not include southern portion as it was located in the county at the time.

All lots meet the minimum size and frontage requirements for the associated zoning districts. The block and street right-of-way widths are also in compliance with the Subdivision Regulations. Summit Pass and Steamboat Trail are paved to West 16<sup>th</sup> Avenue South and they serve as secondary access for the development.

**Item Details:**

The area is well suited for future residential development and the utility services are available. The Comprehensive Plan envisions the land area to be developed as medium density residential development. While the lot sizes are a little large for medium density, the density fits the location and existing development pattern.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

The Preliminary Plat is consistent with the Comprehensive Plan's Future Land Use Plan, as it supports additional medium density residential development on the property. The Preliminary Plat is consistent with Goal 2 of the Workforce Development Initiative of the City of Brookings Strategic Plan by supporting housing and amenity development initiatives needed for workforce sustainability and stability. The lots will provide additional housing opportunities within the city.

**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 work session.
5. Do nothing.

Staff recommends approval of the Preliminary Plat.

The Planning Commission voted 9-0 to recommend approval of the Preliminary Plat.

**Supporting Documentation:**

1. Memo
2. Planning Commission Minutes 6/2/2020
3. Planning Commission Notice
4. Preliminary Plat
5. Aerial Map