

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: September 22, 2020

Subject: Lots 2B, 2C, 2D, 2E, 2F, and 2G, Block 3, Telkamp Addition

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

Summary:

The applicant is seeking Preliminary Plat approval for six (6) lots in an I-1 District.

Background:

The property is located at the southwest corner of Prince Drive and 32nd Avenue South. The owner would like to create six (6) lots for the purpose of industrial development. The developer is proposing private streets and utilities and plans to create an owners' association for maintenance. A 30-foot wide Access and Utility Easement will be utilized for the streets in lieu of a public right-of-way. The Subdivision Regulations allows private streets to be a minimum of 28 feet in width. There are existing buildings on the proposed Lots 2B and 2E and the remainder of the proposed lots are vacant. The access easement on the north side of Lot 2D will serve as a turn-around area for traffic. The I-1 Light Industrial District does not require a minimum lot area requirement, however, the lots are of sufficient size to provide a suitable buildable area with meeting the 20-foot front, side, and rear yard setbacks.

Item Details:

The new lots will help provide additional industrial land for future development. The Comprehensive Plan identifies this area as General Industrial. The private streets, utilities, and drainage will be the sole responsibility of the property owners. The City will require a maintenance agreement prior to recording the Final Plat to ensure proper maintenance of the infrastructure and utilities.

Legal Consideration:

None.

Strategic Plan Consideration:

The Preliminary Plat is consistent with the Comprehensive Plan's Future Land Use Plan, as it supports general industrial development in the area. The Preliminary Plat is consistent with the Economic Development initiative of the City of Brookings Strategic Plan by promoting economic expansion of commercial and industrial development of new and existing businesses. The industrial lots will provide additional opportunities for businesses to locate or expand within the city.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Approve with amendments
3. Deny
4. Move the item to a work session.
5. Do nothing.

The Development Review Team and staff recommend approval of the Preliminary Plat.

The Planning Commission voted 6-0 to recommend approval of the Preliminary Plat with the notation of the following language included on the Final Plat:

1. The Owner's Certificate on the Final Plat shall state the owner is responsible for the maintenance of the private streets, water, sewer, and drainage improvements.

Supporting Documentation:

Memo

Planning Commission Minutes

Notice

Preliminary Plat

Aerial Exhibit

Aerial Map