

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: February 9, 2021

Subject: Preliminary Plat for Lots 1-11, Block 21 and Lots 1-9, Block 22, Timberline Addition

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

Summary:

The applicant is seeking Preliminary Plat approval for 20 residential lots in Timberline Addition.

Background:

The applicant is proposing a 20 lot residential addition to the Timberline Addition. The two cul-de-sacs are located north of Steamboat Trail. The property is zoned Residence R-1C Single-Family. The subdivision layout is designed to work with the natural pond on the land to the north. The lot sizes, frontages, and street design meet the requirements. The topography, high water table, pond, and existing residential development to the north limit the ability to have a connected street network in the area.

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; however, the location and natural pond limit the density. 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. Approve as amended
3. Deny
4. Move the item to a work session.
5. Do nothing.

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

Supporting Documentation:

Memo

Notice

Minutes

Preliminary Plat

Aerial Map