

## Request for Amendment to Comprehensive Land Use Plan

CKS Partners has brought forth a proposal for development of the approximately 34 acres east of 34th Ave and north of 8th St S.

The area is currently designated in the Comprehensive Land Use Map as Open/Wetland, and is designated as having "Severe Limitations" for future development. The developers are asking the City Planning Commission for an amendment to the Comprehensive Land Use Plan to change the proposed development area from Open/Wetland to Business Park/Light Industrial.

This document outlines the merit of this request and outlines how the Severe Limitations will be or have already been mitigated.

### ***Primary Limitation: In the Floodplain***

The proposed development lies in the floodplain. CKS contracted with CDI to perform a Base Flood Elevation Analysis and the resulting came back with a BFE determination of 1620.3'. A survey of the site finds the existing natural grade of the property to lie between 3-4.5' below this BFE. CKS has consulted with earthmoving contractors and determined that stripping the topsoil off the site and building up with engineered fill to enable building sites that sit 1' above BFE to be economically feasible.

GeoTek Engineering has been contracted to drill test borings to evaluate the suitability of the subsoil materials for use as engineered fill, as well as validating suitability for roads and building sites in the proposed development.

### ***Limitation at the time of Publication of Comprehensive Land Use Map: Wellhead Protection Zone A***

At the time that the comprehensive land use plan was compiled, the proposed development site sat entirely under the Zone A Wellhead protection for a well that serviced Western Estates. As Western Estates water service has been transitioned to BMU, the wellhead protection zone is slated to be removed. The below picture indicates how the Zone A areas have changed since the publication of the Comprehensive Land Use Map.



## ***Secondary Limitation: Stormwater Discharge***

A master site drainage plan will be designed for the entirety of the development and CKS plans on a master site detention pond in the SE corner of the development. In addition, CKS is exploring the utilization of additional ponds along the east side of the development site as well as improvements to the natural drainage channel found further east on the quarter section parcel.

## **Desirable Attributes of the Site**

It is important to note that the proposed development site has merit beyond the idea that the limitations can be mitigated. There are many themes within the Brookings Comprehensive Plan as well existing infrastructure that support the development of this particular parcel.

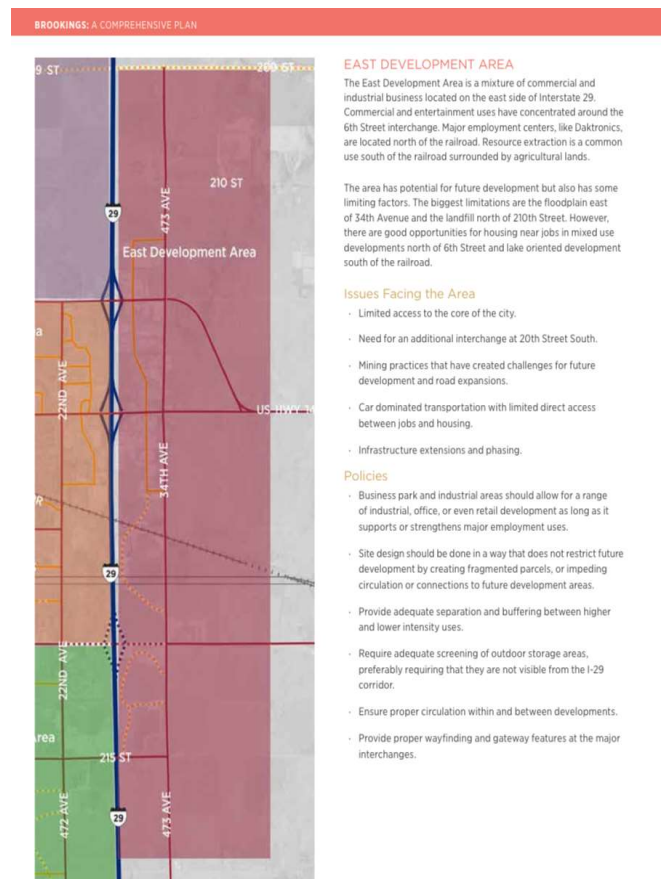
## ***BMU Cost Recovery and Efficient Access to Existing Utilities:***

Necessary sewer and water exist beneath 34th Ave. Upon annexation, BMU would stand to recoup \$40,555 from CKS Partners through a cost recovery assessment on the frontage CKS is developing along 34th Ave.

## ***Meeting a Need while Conforming to East Developmental Area Policies:***

Contractors and small to medium sized businesses have struggled for some time in the city to find parcels that enable them to securely and safely store their ancillary equipment in a way that conforms with the zoning ordinances for both their parcel and adjacent parcels. The proposed development site is unique in that it has an industrial park to the west, farm land to the north, gravel extraction ponds to the south, and a Zone A wellhead protection zone to the east. 3 of those 4, and possibly all 4 of those things will remain perpetually.

This development would help alleviate issues with small contractors and businesses conducting operations in and around areas zoned Residential, by attracting them to a more appropriate area, while also leveraging the city's proximity to the I-29 in a way that could attract new business participants to our community.



## Development Proposal for CKS 34th Ave Addition

CKS Partners brings forth the below proposal for development of the approximately 34 acres east of 34th Ave and north of 8th St S.

The area is currently designated in the Comprehensive Land Use Map as Open/Wetland, and is designated as having “Severe Limitations” for future development. The developers would ask the City Planning Commission for an amendment to the Comprehensive Land Use Plan to change the proposed development area from Open/Wetland to Business Park/Light Industrial.

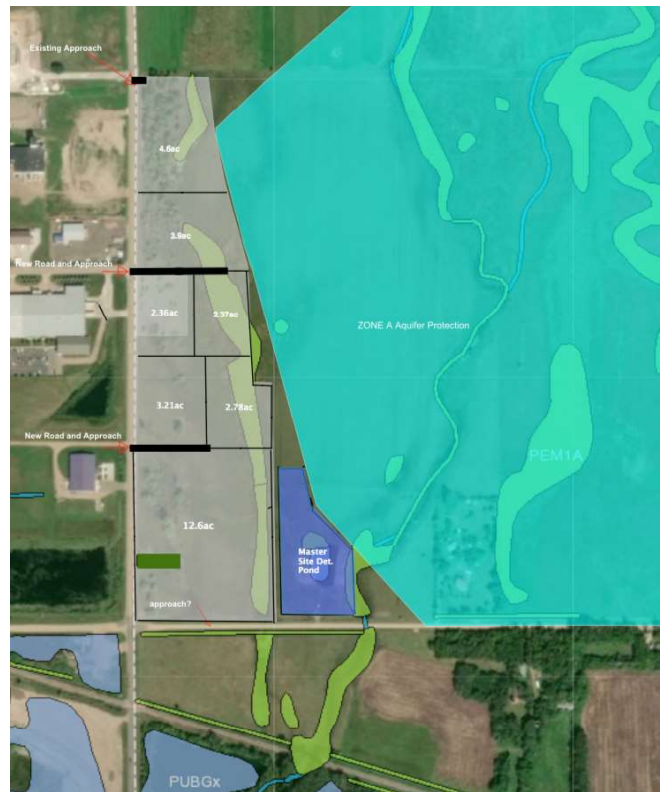
A separate attachment will provide an overview of factors that support that amendment request.

The proposed development site was reviewed by the Brookings Developmental Review Team.

BMU found there to be sewer, water, electrical, and fiber optic internet service to be readily available for hook-ups and tied in services.

Water and Sewer hook ups would come from tie-ins to existing lines beneath 34th Ave. The tie-ins would occur in the areas of the two new street accesses to the site, located directly across from Prince Dr, as well as across from the abandoned road south of Prince Dr and north of 8th St S.

The Zone A Wellhead Protection Zone was discussed and BMU did not bring forth any concerns regarding the proximity of the development to the Zone A Protection.



The City Engineer's office indicated that the proposed access points across from Prince Drive and the abandoned road referenced above to be within statute and would be appropriate for access along an arterial street (34th Ave). These two new points of access, would be utilized in conjunction with an existing approach that sets in the NW corner of the proposed development site. In the preliminary and final platting design, a 4th access point may be proposed along 8th St W.

The proposed development site would utilize a master drainage plan. While the design and engineering of such a plan has not been performed, the working concept is that the drainage from the lots and streets would feed into a master site detention pond located in the SE corner of the development.

As currently constructed, the development would comprise of six lots ranging in size from 2.4 acres to 4.6 acres, in addition to one 12.6 acre lot. Subsequent to an amendment to the comprehensive use plan and annexation into Brookings City limits, a request for re-zoning would be submitted for I-1 (Light Industrial). The parcels within the development would be marketed to businesses conducting activities appropriate to the usages indicated in the Brookings City Ordinances for I-1 zoning.