



# City of Brookings

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## Legislation Details (With Text)

**File #:** PC 20-008    **Version:** 1    **Name:**  
**Type:** Planning Plat    **Status:** Passed  
**File created:** 3/24/2020    **In control:** Planning Commission  
**On agenda:** 4/7/2020    **Final action:** 4/7/2020  
**Title:** Final Plat of Lot 17A in the SE ¼ of SW ¼ of Section 35, T110N, R50W and a Portion of 20th Street South Right-of-Way

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Notice, 2. BMU Map & Comments, 3. Aerial Map

Date	Ver.	Action By	Action	Result
4/7/2020	1	Planning Commission	approved	Pass

Final Plat of Lot 17A in the SE ¼ of SW ¼ of Section 35, T110N, R50W and a Portion of 20<sup>th</sup> Street South Right-of-Way

### Summary:

The applicant is seeking Final Plat approval to combine two (2) existing lots into one (1) lot in a Residential R-1B Single-Family District. The plat will also dedicate a portion of 20<sup>th</sup> Street South street right-of-way.

### Background:

The property is located along the north side of 20<sup>th</sup> Street South and contains a residential home and shop. The owner would like to combine both lots into one (1) lot. The west parcel was originally platted as street right-of-way for Santee Pass; however the right-of-way was vacated when Santee Pass was constructed as a cul-de-sac instead of a through street. The west lot contains a main water and sanitary sewer line which serves the residential homes to the north. A portion of 20<sup>th</sup> Street South will be dedicated as right-of-way with this plat.

### Findings of Fact:

1. The Final Plat meets all the requirements of the Subdivision Regulations and Zoning Ordinance.

### Staff Recommendation:

Staff recommends approval of the Final Plat contingent on the following:

1. All necessary utility and easements shall be shown on the plat prior to recording.
2. 'A portion of 20<sup>th</sup> Street South' shall be added to the title and certificates on the plat prior to recording.
3. 20<sup>th</sup> Street South shall be shown as a separate parcel and labeled as right-of-way.
4. The square footages for Lot 17A and 20<sup>th</sup> Street South right-of-way shall be shown separately.

**Attachments:**

Notice

Final Plat

BMU Map & Comments

Aerial Map