



City of Brookings

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Legislation Details (With Text)

File #: ID 20-0342 **Version:** 1 **Name:**
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Title: Action on a Preliminary Plat for Block 5 in Southland Addition and 23rd Street South in Bluegill Third Addition.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Memo, 2. Planning Commission Minutes 8/4/2020, 3. Notice, 4. BMU Map and Comments, 5. Preliminary Plat, 6. Approved Preliminary Plat - 2018, 7. Comprehensive Plan - Future Plan Use Map

Date	Ver.	Action By	Action	Result
8/11/2020	1	City Council	approved	Pass

Action on a Preliminary Plat for Block 5 in Southland Addition and 23rd Street South in Bluegill Third Addition.

Summary:

The applicant is seeking Preliminary Plat approval to create one (1) block in Southland Addition for the purpose of future multi-family development. The Preliminary Plat also establishes a portion of right-of-way for 23rd Street South, which will eventually be connected to 22nd Avenue South.

Background:

The property is located south of 20th Street South along Ace Avenue and is zoned R-3 District. The block is 3.3 acres in size and is planned for multi-family residential development. The City Council approved a preliminary plat for this land area in 2018 which shows 22nd Street South extended to the east property boundary. The developer would like to extend 23rd Street South, rather than 22nd Street South, as it will work better with the design concept. The Comprehensive Plan shows a future street connection to 22nd Avenue South to improve connectivity and the extension of 23rd Street South meets the intent of the plan.

Findings of Fact:

The Preliminary Plat meets the requirements of the Subdivision Regulation and Zoning Ordinance.

Staff Recommendation:

The Planning Commission voted 7-2 recommending approval of the preliminary plat. The Development Review Team and staff recommend approval of the Preliminary Plat.

Attachments:

Memo
Planning Commission Minutes
Notice

BMU Map and Comments

Preliminary Plat

Approved Preliminary Plat - 2018

Comprehensive Plan - Future Land Use Map