



City of Brookings

Brookings City & County
Government Center, 520
Third Street
Brookings, SD 57006
(605) 692-6281 phone
(605) 692-6907 fax

Legislation Text

File #: PC 20-009, **Version:** 1

Preliminary Plat of a Portion of Lots 1-3, Block 18, Prairie Hills Addition

Summary:

The applicant is seeking Preliminary Plat approval for three (3) lots in a Business B-3 Heavy District.

Background:

The 6.32 acre property is located at the northeast corner of Main Avenue South and 32nd Street South. The land is currently vacant and was zoned to B-3 District in 2017. The owner is proposing a shared access point onto Main Avenue South for Lots 1 & 2 and a shared access along 32nd Street South for Lots 2 & 3.

Findings of Fact:

1. The Preliminary Plat meets the Subdivision Regulations and Zoning Ordinance requirements.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat with the following contingencies:

1. All drainage and utility easements shall be shown on the Final Plat.
2. The Preliminary Plat shall show a 1' No Access Easement along Main Avenue South and 32nd Street South, excluding the 40' shared access points.

Attachments:

Notice

Preliminary Plat

Aerial Map