



City of Brookings

Brookings City & County
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Legislation Text

File #: PC 20-008, **Version:** 1

Final Plat of Lot 17A in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 35, T110N, R50W and a Portion of 20th 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 20th Street South street right-of-way.

Background:

The property is located along the north side of 20th 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 20th 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 20th Street South' shall be added to the title and certificates on the plat prior to recording.
3. 20th Street South shall be shown as a separate parcel and labeled as right-of-way.
4. The square footages for Lot 17A and 20th Street South right-of-way shall be shown separately.

Attachments:

Notice

Final Plat

BMU Map & Comments

Aerial Map