



# City of Brookings

Brookings City & County  
Government Center, 520  
Third Street  
Brookings, SD 57006  
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## Legislation Text

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**File #:** ID 20-0169, **Version:** 1

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Action on a Preliminary Plat 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 32<sup>nd</sup> 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 32<sup>nd</sup> 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.

### **Planning Commission Recommendation:**

The Planning Commission voted 8-0 to recommend approval of the Preliminary Plat, with the staff contingencies.

### **Attachments:**

Memo  
04-07-2020 Planning Commission Minutes  
Planning Commission Notice  
Preliminary Plat  
Aerial Map