



City of Brookings

Brookings City & County
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Legislation Text

File #: PC 20-027, **Version:** 1

Preliminary Plat for Lots 2B, 2C, 2D, 2E, 2F, and 2G, Block 3, Telkamp Industrial Addition

Summary:

The applicant is seeking Preliminary Plat approval for six (6) lots in an I-1 District.

Background:

The property is located at the southwest corner of Prince Drive and 32nd Avenue South. The owner would like create six (6) lots for the purpose of future industrial development. The developer is proposing private streets and utilities and plans to create an owners' association for maintenance. A 30-foot wide Access and Utility Easement will be utilized for the streets in lieu of a public right-of-way. The Subdivision Regulations allows private streets to be a minimum of 28 feet in width. There are existing buildings on the proposed Lots 2B and 2E and the remainder of the proposed lots are vacant.

Findings of Fact:

1. The Preliminary Plat meets the requirements of the Subdivision Regulations and Zoning Ordinance.
2. The Owner's Certificate on the Final Plat shall state the owner is responsible for the maintenance of the private streets, water, sewer, and drainage improvements.
3. The grading and drainage plan shall be submitted and approved by City Engineering prior to the Preliminary Plat being forwarded City Council.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat and variance request.

Attachments:

Notice

Memo

Preliminary Plat

Aerial Exhibit

Aerial Map