



# City of Brookings

Brookings City & County  
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## Legislation Text

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**File #:** PC 20-037, **Version:** 1

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Preliminary Plat for Block 5 in Southland Addition and 23<sup>rd</sup> 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 23<sup>rd</sup> Street South which will eventually be connected to 22<sup>nd</sup> Avenue South.

### **Background:**

The property is located south of 20<sup>th</sup> 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 22<sup>nd</sup> Street South extended to the east property boundary. The developer would like to extend 23<sup>rd</sup> Street South rather than 22<sup>nd</sup> Street South as it will work better with the design concept. The Comprehensive Plan shows a future street connection to 22<sup>nd</sup> Avenue South to improve connectivity and the extension of 23<sup>rd</sup> Street South meets the intent of the plan.

### **Findings of Fact:**

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

### **Staff Recommendation:**

Staff recommends approval of the Preliminary Plat.

### **Attachments:**

Notice  
Memo  
Preliminary Plat  
BMU Map and Comments  
Approved Preliminary Plat - 2018  
Comprehensive Plan - Future Land Use Map