



# City of Brookings

Brookings City & County  
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## Legislation Text

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**File #:** ID 20-0486, **Version:** 2

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Preliminary Plat for Lots 1-27, Block 1; Lots 1-2, Block 2; Lots 1-21, Block 3; Lots 1-13, Block 4; Lots 1-12, Block 5; Lots 1-11, Block 6; all in River Run Addition

### **Summary:**

A preliminary plat has been submitted for River Run Addition, a 6 block, 85 lot single-family subdivision with two drainage lots located on a 22-acre parcel.

### **Background:**

Blairhill Properties, Inc. has submitted a preliminary plat for River Run Addition. River Run Addition will include 85 single-family lots and two outlots on a 22-acre piece of property located generally south of 20<sup>th</sup> St S and west of Valley View addition.

The subdivision includes the following blocks:

Block 1 - featuring 7 traditional single unit lots and 20 zero-setback lots designed for individually owned twin-home units with shared common walls. 27 lots total.

Block 2 - featuring 2 single family lots.

Block 3 - featuring 20 single family lots and two outlots for drainage.

Block 4 - featuring 7 single unit lots and 6 zero-setback lots designed for individually owned twin-home units with shared common walls. 13 lots total.

Block 5 - featuring 12 single family lots.

Block 6 - featuring 11 single family lots.

The property is currently zoned R1-B and will require a rezoning to R-3 in order to satisfy the proposed shared wall, zero-setback, units as well as the minimum lot area for many of the lots. Lots 10-26, Block 1 and Lots 2-6, Block 4 would not meet the minimum lot requirement for single-family units, however, these lots are being designed for twin-units with zero setback, shared common wall structures. Therefore, when combining the lots for each half of the twin-unit, the minimum lot area requirement is met. The units per acre intensity proposed is consistent with the comprehensive plan.

Primary access for the subdivision will come off 20<sup>th</sup> St S with secondary access coming from the east at Rapid Valley Street. Circulation will be provided by an additional north south street and three east west streets within the subdivision. One of the two north-south streets may serve as a collector street for future growth to the south as noted in the future street map within the comprehensive plan. All streets will be public.

Water service is available and will come off 20<sup>th</sup> St S. Sewer service is also available. Lots 15 and 20 will serve as drainage areas. Lots 15 and 22, Block 2 will replace a drainage pond currently serving Valley View Addition. Lot 15 will replace this drainage pond. Lot 22 will collect from a few lots that flow north. A preliminary drainage plan will need to be submitted before final approval of the preliminary plat.

**Findings of Fact:**

1. Lot dimensions conform to R-3 standards.
2. Block standards are met.
3. Secondary access is provided.
4. Units per acre density conforms to the comprehensive plan.
5. Upon receipt of a preliminary drainage plan, all required data is included.

**Recommendation:**

Based on the above findings of fact, the Development Review Team (DRT) and staff recommend approval of the preliminary plat for River Run Addition on the condition that a preliminary drainage plan is received and approved.

**Attachments:**

Notice

Memo

Preliminary Plat

Area Map

Zoning Map