



City of Brookings

Brookings City & County
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Legislation Text

File #: ID 20-0487, **Version:** 2

Preliminary Plat for Lots 1-7, Block 1 in Moriarty Square Addition

Summary:

A preliminary plat has been submitted for Moriarty Square Addition, a 7 lot subdivision located on a 13.5 acres.

Background:

Sioux Empire Development Corp. has submitted a preliminary plat for Moriarty Square Addition. The property is located south of the Hwy 14 bypass between Western Ave and the Hwy 14 split.

The property is zoned B-3 heavy business district. The proposed use is for contractor shop condominiums for individual sale/lease. Lots, setbacks, and proposed uses all satisfy the requirements for a B-3 zoning district.

Access would be off Hwy 14 and managed by SDDOT. New roads, driveways, alleyways, etc. will be privately constructed and maintained. The project intends to use rural water and install sewage holding tanks. A proposed 30' drainage easement runs north-south through the parcel.

A preliminary drainage plan is needed prior to final approval of the preliminary plat.

Findings of Fact:

1. Lot dimensions conform to B-3 standards.
2. Block standards are met.
3. Zoning and proposed use are consistent with the comprehensive plan.
4. Upon receipt of a preliminary drainage plan all required data is included.

Recommendation

Based on the above findings of fact, staff recommends approval of the preliminary plat. The Development Review Team (DRT) and staff recommend approval of the rezoning request.

Attachments:

Notice
Memo
Preliminary Plat
Area Map
Zoning Map