



# City of Brookings

Brookings City & County  
Government Center, 520  
Third Street  
Brookings, SD 57006  
(605) 692-6281 phone  
(605) 692-6907 fax

## Legislation Text

---

**File #:** ID 21-0074, **Version:** 2

---

Action on a Preliminary Plat for Lots 1 - 11, Block 21 and Lots 1 - 9, Block 22, Timberline Addition.

### **Summary:**

The applicant is seeking Preliminary Plat approval for 20 residential lots in the Timberline Addition.

### **Background:**

The applicant is proposing a 20 lot residential addition to the Timberline Addition. The two cul-de-sacs are located north of Steamboat Trail. The property is zoned Residence R-1C Single-Family. The subdivision layout is designed to work with the natural pond on the land to the north. The lot sizes, frontages, and street design meet the requirements. The topography, high water table, pond, and existing residential development to the north limit the ability to have a connected street network in the area.

### **Findings of Fact:**

1. The Preliminary Plat meets all the requirements of the Subdivision Regulations and Zoning Ordinance.
2. The secondary access requirement will be considered at the Final Plat stage.

### **Fiscal Impact:**

None

### **Recommendation:**

The Planning Commission voted 9 - 0 recommending approval of the Preliminary Plat with the following contingency:

1. Acceptable street names shall be shown on the Preliminary Plat prior to forwarding to the City Council.

### **Attachments:**

Memo  
Notice  
Minutes  
Preliminary Plat  
Aerial Map