



# City of Brookings

Brookings City & County  
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## Legislation Text

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**File #:** ID 21-0081, **Version:** 1

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Action on a revised Preliminary Plat for Lots 1-4, Block 18, Prairie Hills Addition.

### **Summary:**

A revised preliminary plat has been submitted by Prairie Hills, LLC for Lots 1-4, Block 18, in Prairie Hills Addition.

### **Background:**

A preliminary plat for this 6.32 acre parcel was submitted and approved by the Planning Commission in April 2020. The original preliminary plat was for three lots. The applicant wishes to replat the parcel with four lots.

The parcel is located at the northeast corner of Main Avenue South and 32<sup>nd</sup> Street South. The land is currently zoned Business B-3 Heavy District. One identified use is for an indoor soccer facility currently being constructed on Lot 1. Three additional lots will be created for B-3 uses.

One 40-foot shared access drive will be located along Main Avenue South serving Lots 1 and 2. Another 40-foot shared access drive will be located along 32<sup>nd</sup> Street South serving Lots 2 and 3. A third access drive will serve only Lot 4. This access drive will be 24-foot. A 1-foot no access easement will be added at final platting.

Lots 1 and 2 will have access to water and sanitary sewer services. Lot 3 does not currently have access to water and sewer.

A drainage plan submitted for the original development plan for Prairie Hills Addition is sufficient for the approval of this preliminary plat. The original drainage plan is being amended and final platting will be contingent on the completion of an amended drainage plan.

The revised preliminary plat meets all subdivision and zoning regulations.

### **Recommendation:**

The Planning Commission voted 7-0 to recommend approval of the preliminary plat on February 2, 2021. The Development Review Team (DRT) has reviewed the project. Staff recommends approval of the revised preliminary plat.

### **Attachments:**

Memo

Legal Notice

Planning Commission Minutes

Preliminary Plat

Area and Zoning Map

