

#24-12

BROOKINGS COUNTY DEVELOPMENT
Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 110
Brookings, SD 57006
(605) 696-8350
E-Mail: countydevelopment@brookingscountysd.gov

Brookings County Commission
March 19, 2024, County Commission meeting.

March 6, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2024plat003 with a unanimous vote of 9-ayes and 0-nays at their March 5, 2024, meeting.

Brookings County Planning Commission
March 5, 2024 – 7:00 PM meeting

2024plat003– March 5, 2024

Prepared by Richard Haugen

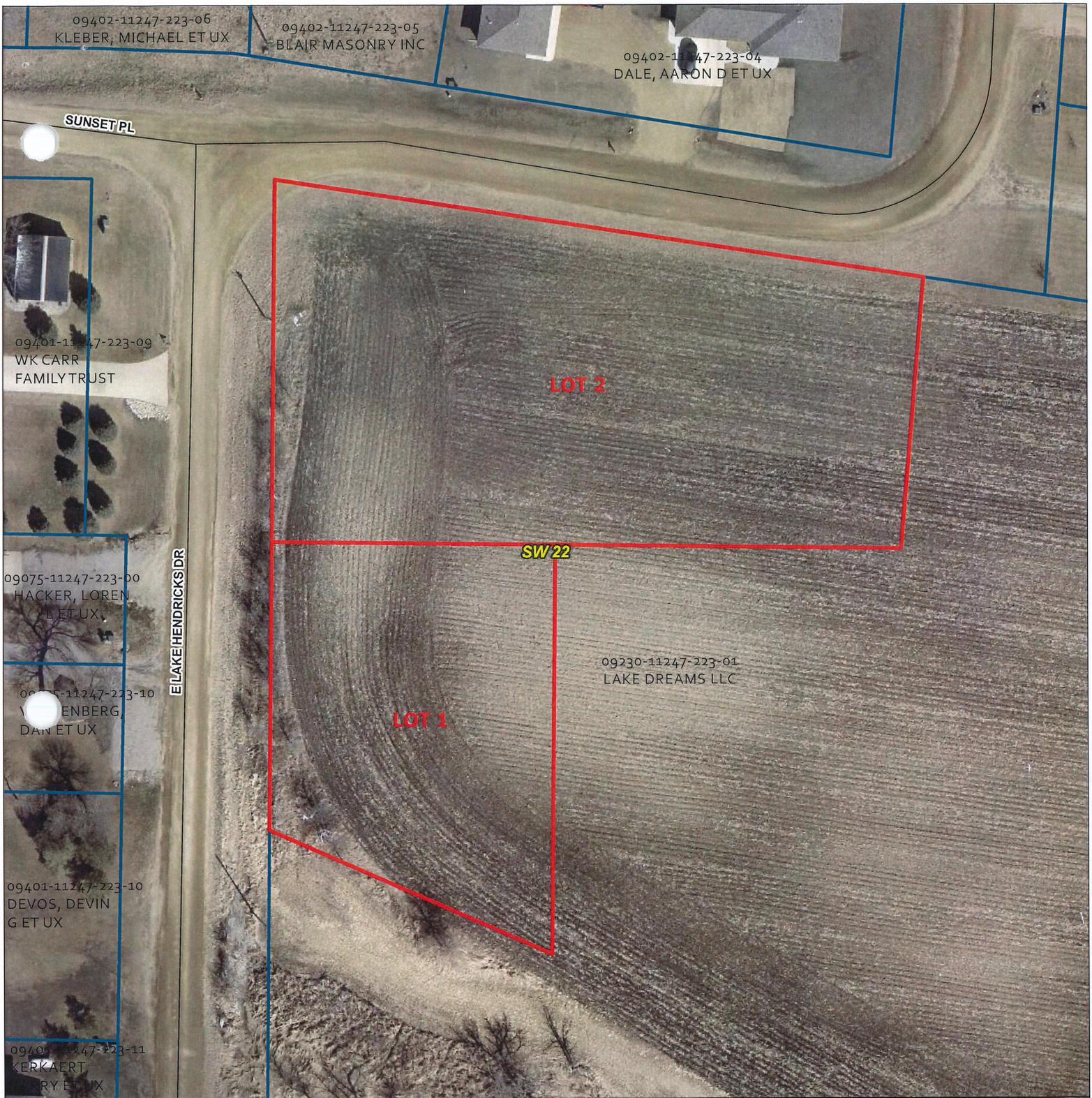
Applicant/Owners: Lake Dreams LLC, 2809 E 51st St, Sioux Falls, SD 57103

Legal Description: Plat of *“Lots 1 & 2, Block 3 Sunset Point Addition in Government Lots 3 & 4 of Section 22, Township 112 North, R47 West of the 5th P.M., Brookings County, South Dakota.”*

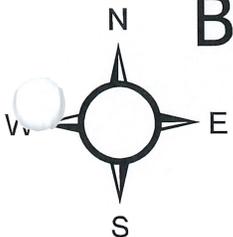
2024plat003: Lake Dreams LLC by Preston Mettler has submitted a plat for Lots 1 & 2, Block 3 of Sunset Point Addition on Lake Hendricks. Lot 1 contains 44,227 square feet; lot 2 contains 21,543 square feet, meeting the minimum size requirement of 20,000 square feet. The lots are non-lake front lots. The proposed development is located on the southeast side of Lake Hendricks. There is no existing sanitary sewer system in this area of Lake Hendricks, the two lots would be serviced by individual on-site septic systems. Sections of the Subdivision Ordinance to be waived by the Planning and Zoning Commission, unless the board sees a need for them are Section 4.04 Curb and Gutters and Section 4.05 Sidewalks of Article 4.00 Required Improvements Prerequisite to Final Approval as they were not in earlier developments. The preliminary plat was approved on March 5, 2024.

The plat meets the requirements of the Brookings County Subdivision Ordinance, Lake Park Zoning Ordinance and 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 11 for Developed Lakes Existing Land Use.

2024plat003
Staff Report
March 5, 2024



LOTS 1 AND 2 BLOCK 3 SUNSET POINT ADDITION

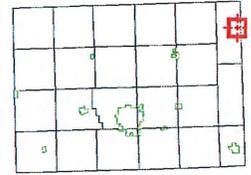


 LOTS 1 AND 2





Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	092301124722301	Alternate ID	n/a	Owner Address	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	Class	AGA		2809 E 51ST ST
Property Address		Acreage	87.27		SIOUX FALLS SD 57103
District	0910A				
Brief Tax Description	LAKE DREAMS ADDN TRACT 1 IN SEC 22-112-47 87.27 ACRES				
	(Note: Not to be used on legal documents)				

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Developed by **Schneider**
 GEOSPATIAL



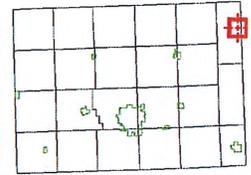
Beacon™

Brookings County, SD

2024preplat 002 / 2024plot 003

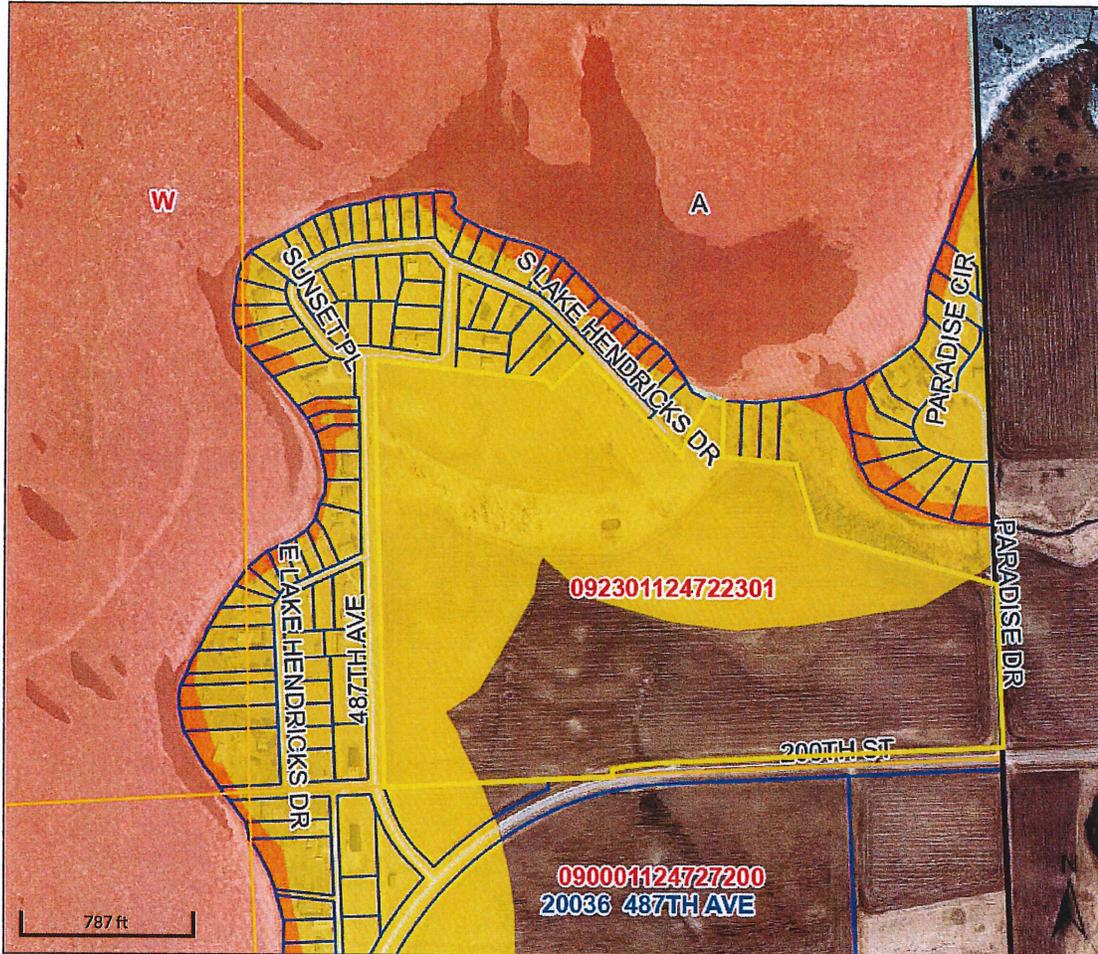
Lake Park District
Layover

Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Zoning Districts**
- Commercial/Industrial
- Lake/Park District
- Natural Resource District
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X



Parcel ID 092301124722301

Sec/Twp/Rng 22-112-47

Property Address

District 0910A

Brief Tax Description LAKE DREAMS ADDN TRACT 1 IN SEC 22-112-47 87.27 ACRES

(Note: Not to be used on legal documents)

Alternate ID n/a

Class AGA

Acreage 87.27

Owner Address LAKE DREAMS LLC

2809 E 51ST ST

SIOUX FALLS SD 57103

Date created: 2/13/2024

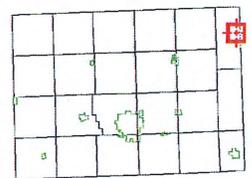
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Developed by Schneider
GEO SPATIAL

2024 pre plat of 2024 plat 003



Overview



Legend

- Brookings City Limits
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- Township Boundary
- Sections
- Parcels
- Roads

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