Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: June 3, 2024

Subject: Rezone 2311 Yorkshire Drive from a Residence R-3
                                       Apartment District to a Business B-2A Office District

Person(s) Responsible: Ryan Miller, City Planner

Summary:
Brookings Health System has submitted a petition to rezone the East 221.4-feet of
Outlot B in Section 30, Township 110, Range 49 and the West 39-feet of Block 5 in
Mayland Addition, also known as 2311 Yorkshire Drive from a Residence R-3
Apartment District to a Business B-2A Office District.

Background:
The 1.76 acre parcel is owned by the Brookings Health System and has historically
been used for personal health services despite the R-3 zoning. Past and current uses
include dental and eye care services. The existing use is grandfathered as a non-
conforming use and subject to Sec. 94-41. The owner would like to consider
demolishing the existing structure and rebuild on the site with future personal health
service type uses. A rezone will be required to establish a new use in a new future
building on the site.

Item Details:
The current zoning of the property is Residence R-3 Apartment District. Adjacent zoning
districts include Residence R-1B Single-family district to the north and west, Business
B-2A Office district to the south and east, and Residence R-3 Apartment district to the
south. Existing uses include the Brookings Hospital to the north, religious institute to the
west, health services and residential to the south and a vacant lot to the east.

The Urban High future land use category supports a B-2A zoning. The planned use is a
permitted special use in the district with a condition that no hospitals are allowed.

Options and Recommendation:
The Planning Commission has the following options:
1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval.

Supporting Documentation:
Hearing Notice
Petition to Rezone
Location Map
Zoning Map
Future Land Use Map
Zoning Exhibit