

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner
Meeting: April 1, 2025
Subject: Future Land Use Map Amendment – Lots 1 and 2 in Clark 2nd Addition

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Jesse Rounds has submitted an amendment to the Future Land Use Map for Lots 1 and 2 of Clark 2nd Addition located along 34th Avenue. The same area has been petitioned for annexation. The proposed Future Land Use Map amendment would change the area from Urban Medium Intensity and Open Wetland to Business Park/Light Industrial. Proposed changes do not impact current zoning and any future rezoning request would be at the discretion of property owners.

The Development Review Team supports the amendment. In addition to the request, staff would recommend adjacent areas of Urban Medium Intensity be amended to Business Park/Light Industrial for consistency on the Future Land Use Map.

Item Details:

The 2040 Comprehensive Plan includes a future land use map which guides the City of Brookings through its review of development proposals and rezoning requests. During the development of the comprehensive plan, plan consultants developed the future land use map using various criteria such as existing zoning and land use, development suitability and anticipated future land use and redevelopment.

The applicant's request includes two lots, Lots 1 and Lot 2 of Clark 2nd Addition.

Lot 1 is a 51.2-acre parcel currently zoned Agriculture. A majority of the parcel is Urban Medium Intensity on the Future Land Use Map. On the southern portion of the lot, where floodplain exists, is designated as Open/Floodplain. The revised floodplain map has shifted the floodplain further south than the existing boundary of Urban Medium and Open/Floodplain. The applicant would like to propose a Business Park/Light Industrial designation for Lot 1 with the exception of the revised floodplain area.

Lot 2 is a 1.7-acre parcel currently zoned Agriculture. The entirety of the parcel is Urban Medium Intensity. The applicant would like to propose Business Park/Light Industrial for the entirety of Lot 2.

In reviewing the proposal, staff identified a gap in the Future Land Use Map where Outlots B, C and D (1026 and 1124 34th Avenue) were never assigned a future land use designation. Staff recommends extending the proposed Business Park/Light Industrial to those parcels. Staff also recommends extending the Business Park/Light Industrial into the Brookings Municipal Utilities parcel to the east for consistency.

The Business Park/Light Industrial future land use designation would support a mix of heavy business and light industrial uses including the Business B-3 zoning district and Industrial I-1 Light District. The applicant is potentially interested in both zoning options in the future.

The current Urban Medium Intensity future land use designation supports medium to high intensity residential and business uses but would not support future industrial zoning or uses. The area was originally designated for the flexibility of considering workforce housing in the area to support the eastside industrial parks.

Supporting Documentation:

Hearing Notice

Location Map

Zoning Map

Future Land Use Map

Floodplain Map

Clark 2nd Addition Revisions

Adjacent Property Revisions

Future Land Use Map Exhibits