

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: January 23, 2024

Subject: Resolution 24-019: Amend the Future Land Use Map in Section One and Section Eleven

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Two Future Land Use Map amendments have been requested.

Keith Poppen has requested an amendment of the Future Land Use Map from Urban Low Intensity and Open Wetland to Urban Medium Intensity. The amendment area is located along South Main Avenue between 36th Street and 38th Street.

CD Properties has requested an amendment of the Future Land Use Map from Medium Density Residential to Urban Medium Intensity. The amendment area is located along 20th Street South near the intersection of Lucerne Avenue.

The Development Review Team recommends approval of both amendments. The Planning Commission voted 7-0 to recommend approval.

Background:

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, 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 Comprehensive Plan is a guideline for making land use decisions and the Future Land Use Map depicts the desired land use intensity for areas throughout the community. The Comprehensive Plan (page 78 excerpt attached) identifies three important points about the Development Concept and Future Land Use Map:

- Property Owners Decide
- Generalized Map
- Basis for Land Use Decisions

If or when a discrepancy between the Future Land Use Map and a development proposal exists, an amendment to the Comprehensive Plan via a text amendment or Future Land Use Map amendment is proposed and debated on whether it is appropriate

for the area, neighborhood, community and is it consistent with the vision of the community.

Item Details:

The first amendment area includes Outlots 6 - 14 in Section 11, Township 109, Range 50, which is located generally along Main Avenue South between 36th Street and 38th Street to the east of Main Avenue. The applicant is interested in a future development which would require a Business Zoning District similar to the surrounding Business B-3 Heavy Zoning Districts found along Main Avenue South. A change to a Commercial Zoning District such as B-3 would not be supported by the Urban Low Intensity or Open Wetland classifications as described in the Comprehensive Plan. An Urban Medium Intensity Future Land Use Class would support the future rezoning request.

Adjacent future land use classes include Urban Low Intensity to the south, Open Wetland to the east and north, and Medium Density Residential to the west. Nearby existing zoning includes Joint Jurisdiction B-3 and R-3A to the south and west, and Agriculture to the east, north and south.

The area does not contain any floodway, floodplain or documented wetlands. The Comprehensive Plan's suitability model notes the potential for low to moderate development limitations, likely due to the potential for poor soil conditions.

The area is not located within the City's municipal boundaries and is not located within an annexation priority area. Any future rezone would be submitted to the Joint Jurisdiction Planning Commission.

The second amendment area includes Outlots 2 and 3 in Section 1, Township 109 Range 50, which is located along 20th Street South near the intersection with Lucerne Avenue. The applicant purchased the Outlots along 20th Street South, which currently contain two residential dwellings. The applicant is considering a commercial redevelopment, which would not be supported by the Future Land Use Map classification of Medium Density Residential as described in the Comprehensive Plan. The request is to amend the Future Land Use Map to Urban Medium Intensity. A rezone request to Business B-2A Office District has also been submitted. The outlots are currently zoned Residence R-3 Apartment District and Agriculture District.

The Future Land Use Map has been amended previously along 20th Street South to reflect the changes to this corridor since the opening of the 20th Street interchange at Interstate 29. This amendment request would be an extension of the Urban Medium Intensity area established along the south side of 20th Street South and consistent with previous requests. Due to access and traffic volume along 20th Street South, residential redevelopment is not likely in this location. A lower intensity commercial office use may be more appropriate.

The area does not include any floodway, floodplain or wetlands. The Comprehensive Plan's suitability model identifies a few areas with potential low development limitations.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – the amendments would support potential rezoning requests that would support commercial development.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Development Review Team recommends approval of both amendments.

The Planning Commission voted 7-0 to recommend approval.

Supporting Documentation:

Resolution

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map – Main Avenue South

Zoning Map – Main Avenue South

Future Land Use Map – Main Avenue South

Location Map – 20th Street South

Zoning Map – 20th Street South

Future Land Use Map – 20th Street South

Future Land Use Excerpt