

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: July 30, 2026 / August 11, 2026

Subject: Ordinance 26-023: Rezone Lots 4, 4A, 5, 5A, 6, 6A, Lot 7, Excluding the South 106 feet, and Lot 7A in Block 1 of Third Addition from A Business B-4 Highway District to A Business B-2 District

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Ocean Ridge Hospitality LLC Ocean Ridge Hospitality, LLC has submitted a petition to rezone Lots 4, 4A, 5, 5A, 6, and 6A in Block 1 and Lot 7, Excluding the 106 Feet, and Lot 7A in Third Addition from a Business B-4 Highway District to a Business B-2 District. Staff recommends approval. The Planning Commission voted 7-0 to recommend approval.

Item Details:

The property historically known as Sunshine Inn has recently been purchased and renamed West Lodge. The current owners are looking to update the facility and have petitioned to rezone a portion of the property to a Business B-2 District. The property has historically been zoned Business B-4 Highway District. The rezone would include the western half of Block 1 in Third Addition with the exception of the south one-hundred six feet of Lot 7.

The area is located within an Urban Medium Future Land Use intensity, which would support a Business B-2 Zoning District. Adjacent property along 6th Street to the east and north is zoned Business B-2. A majority of commercially zoned lots along 6th Street west of 22nd Avenue are zoned B-2.

The B-4 District is intended for large lots with large box-store usage. The minimum lot area within the district is 40,000 square feet. As a whole, Lots 4-7 totaled slightly over the minimum lot area. The existing structure is considered a nonstandard use due to the lack of sufficient setbacks within the Business B-4 District.

The Business B-2 District better supports uses on smaller lots with retail and commerce focus, specifically due to smaller minimum lot area and setback requirements

Legal Consideration: None.

Strategic Plan Consideration:

Economic Growth – The City of Brookings will support effective diversity community investment and equitable opportunities for prosperity.

Financial Consideration: None.

Supporting Documentation:

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map

B-2 Uses and Regulations