

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: September 24, 2024 / October 8, 2024

Subject: Amendments to Chapter 94, Article IV, Division 2, pertaining to Section 94-165 Commercial Corridor Design Review Overlay district.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Staff is proposing amendments to the City's zoning ordinances located in Chapter 94, Article IV, Division 2, pertaining to Section 94-165 related to the regulations for the Commercial Corridor Design Review Overlay District. The Development Review Team recommends approval. The Planning Commission voted 6-0 to recommend approval.

Item Details:

The Overlay District was established in 2021 and has guided City staff, the Planning Commission, and City Council in their reviews of development located within the districts along 6th Street, Main Avenue, 20th Street South and 22nd Avenue. Recently, there has been a desire to allow for an administrative review if the proposed development meets all of the requirements in the Overlay District ordinance. Plans which do not meet all of the requirements of the Overlay District will need to seek exceptions from the Planning Commission and City Council utilizing the current review process.

In order to help staff and developers understand whether or not exceptions will be necessary for a proposed development, staff has also made a number of changes to the Overlay District ordinance in order to clarify the intent of the ordinance and remove subjectivity in certain sections of the code. An exemption for developments located with a Planned Development District (PDD) has been removed and a companion ordinance amendment to Section 94-163 will be also be presented in order to understand the development process for PDDs located within the Overlay District. The name of the Overlay District is also being shortened to the Commercial Corridor Overlay District.

Legal Consideration:

None.

Strategic Plan Consideration:

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

Financial Consideration:

None.

Supporting Documentation:

Ordinance – clean

Ordinance – marked

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes