

# City Council Agenda Memo

**From:** Ryan Miller, City Planner

**City Council Meeting:** November 23, 2021 / December 14, 2021

**Subject:** Ordinance 21-040: request to rezone Block 20 in Prairie Hills Addition from B-2 / R-3 to Residence R-3 Apartment District

**Presenter:** Mike Struck, Community Development Director

**Summary:**

Prairie Hills LLC has submitted a request to rezone Block 20 in Prairie Hills Addition from Business B-2 District / Residence R-3 Apartment District to Residence R-3 Apartment District.

**Background:**

The property is part of larger B-2 and R-3 Zoning Districts in the Prairie Hills Addition development. The broader B-2 District has been planned for future commercial development to serve the Prairie Hills Addition development as well as other residential growth in southern Brookings. The existing R-3 District is currently being developed as The Landing at Prairie Hills.

**Item Details:**

Block 20 is a proposed 4-acre lot situated among Tallgrass Parkway, Goldenrod Trail and Chokeberry Lane. The lot will be adjacent to B-2 zoning to the west, B-2A to the north and R-3 to the east and south. The Future Land Use Map classifies this area as Medium Density Residential (MDR) which supports residential uses up to 12-units per acre. Higher density on Block 20 would be supported due to the average development density of Prairie Hills Addition, which includes lower density development to the south and east.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

Economic Growth – the rezoning would provide an opportunity for multi-family housing.

**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 and staff recommend approval. The Planning Commission voted 5-0 recommending approval of the rezone.

**Supporting Documentation:**

Ordinance

Planning Commission Minutes

Legal Notice - Planning Commission

Legal Notice – City Council

Application

Area Map

Zoning Map

Future Land Use Map