

# Planning Commission Agenda Item Memo

**From:** Ryan Miller, City Planner

**Meeting:** December 3, 2024

**Subject:** Future Land Use Map Amendments – Main Avenue South

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

The Community Development Department has submitted a series of Future Land Use Map revisions along Main Avenue South in the City of Brookings. The eight areas include property located along the Main Avenue South corridor where existing zoning are in conflict with the future land use map or where future redevelopment proposals may require future land use map revisions. Proposed changes do not impact current zoning and any future rezoning request would be at the discretion of property owners.

## **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, 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 city recently explored and approved a number of changes along the 20<sup>th</sup> Street South corridor. The Planning Commission asked staff to review the future land use map along the City's major commercial corridors. Main Avenue South will be the second series of proposed changes.

## **Item Details:**

The proposed future land use map changes include:

### Main Avenue South / 12<sup>th</sup> Street South

This area includes multiple parcels and ownership of land near the intersection of Main Avenue South and 12<sup>th</sup> Street South. This area was discussed as a potential future land use map revision in 2023 during discussion of a previous map revision along Main Avenue between 8<sup>th</sup> Street and 12<sup>th</sup> Street. This area includes Urban Low, High Density Residential and Open/Wetland. The Urban Low area includes existing development zoned B-2 and B-3. The B-3 zoning is more associated with an Urban Medium land use category. The Open/Wetland area is not included in an existing floodplain or wetland, though a stormwater channel does exist along the southern extent of the area.

After feedback from nearby land owners, the revision area will also include a proposed change from High Density Residential to Urban Medium for parcels of land located at the corner of Trail Ridge Road and Council Ridge Road and along 7<sup>th</sup> Avenue South. The Trail Ridge Road/Council Ridge Road parcel is a corner lot with the potential for future commercial use which would require a rezone to commercial. The land along 7<sup>th</sup> Ave South is currently listed as High Density Residential. An Urban Medium classification would allow for both high density residential and potentially commercial/B-3 uses which are consistent with this area.

#### Main Avenue South / 20<sup>th</sup> Street South

This area includes some developed and undeveloped parcels along the west side of Main Avenue South. The future land use map classifies the area as Urban Low Intensity, however, existing zoning includes R-3, B-2 and Ag with development that includes apartments, commercial and single-family uses. The proposed Urban Medium Intensity would better align with existing uses and could support feasible rezoning options for Ag zoned parcels at the corner of Main Avenue and 20<sup>th</sup> Street South.

#### 2400 Block of Main Avenue South

This area includes one parcel located along the west side of Main Avenue South just to the north of the south fire station and just to the east of Dakota Prairie Elementary School. The 3.65-acre parcel is zoned Joint Jurisdiction Agriculture and the future land use map classifies the area as Low Density Residential, Medium Density Residential and Parks. While development is unlikely to occur in the near-term, any future development may likely include a mix of uses given the frontage along Main Avenue South. Future development fronting Main Avenue South may consider commercial uses while development along the west side may consider higher density residential. Urban Medium Intensity, therefore, is proposed for the future land use map revision.

#### Main Avenue South / 26<sup>th</sup> Street South

This area includes one 38.95-acre parcel zoned Joint Jurisdiction Agriculture. The future land use map classifies the area as Medium Density Residential and Open Wetland. While development is unlikely to occur in the near-term, any future development may likely include a mix of uses given the frontage along Main Avenue South. The Urban Medium Intensity recommendation along eastern portion of the parcel would allow for the potential for future commercial along Main Avenue South.

#### Main Avenue South / 32<sup>nd</sup> Street South

This area is located at the corner of and Main Avenue South and 32<sup>nd</sup> Street South. The area includes several residential dwellings located near the intersection. Development has advanced down Main Avenue South with commercial development now located at the northeast corner of this intersection. The properties are currently zoned Joint Jurisdiction Ag, Joint Jurisdiction R-3A and Joint Jurisdiction B-3. The future land use map classification is low density residential west of Main Avenue and open/wetland east of Main Avenue. No floodplain or wetlands are currently located in the proposed revision area. While development is unlikely to occur in the near-term, any future development

may likely include a mix of uses given the frontage along Main Avenue South or 32<sup>nd</sup> Street South.

Main Avenue South / 36<sup>th</sup> Street South (west of Main)

This area includes existing Joint Jurisdiction B-3 zoned properties. The future land use classification of Medium Density Residential does not align with the existing zoning. A revision to Urban Medium Intensity would better align with the existing zoning.

Main Avenue South / 36<sup>th</sup> Street South (east of Main)

This area includes two parcels of land just to the east of a recent future land use map revision. The area adjacent to Main Avenue South was recently amended to Urban Medium Intensity and subsequently rezoned to Joint Jurisdiction B-3 for a proposed commercial development. Since that time, additional property owner to the east of this has made a similar request for future commercial development with JJB-3 zoning. An extension of the Urban Medium Intensity to the east would support this potential future development. The current future land use category is Urban Low/Open Wetland. No floodplain or wetlands currently exist on the parcels.

Main Avenue South (north of S curve)

The final area includes two parcels located just north of the S curve on South Main Avenue. One parcel is a one-acre lot located to the south of JJB-3 zoning with frontage along Main Avenue South. The parcel is zoned JJ-Ag and the future land use category is Medium Density Residential. The second parcel is a 159-acre parcel located at the corner of Main Avenue South and 44<sup>th</sup> Street South. This parcel is zoned JJ-Ag and includes Medium Density Residential, Urban Low Intensity and Open Wetland future land use categories.

While development is unlikely to occur in the near-term, any future development may likely include a mix of uses given the frontage along Main Avenue South. Both parcels are recommended for Urban Medium Intensity future land use categories. For the southern parcel only the eastern portion of the property is proposed for Urban Medium, roughly aligning with the existing Urban Low Intensity along Main Avenue South and extending to the north property line. This would eliminate an Open/Wetland future land use area where no existing floodplains or wetlands currently exist.

The Development Review Team recommends approval of the amendments.

**Supporting Documentation:**

Hearing Notice

Future Land Use Map Exhibits