

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: December 6, 2022
Subject: Rezone 18.84 acres of BMU WTP Addition
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Brookings Municipal Utilities has submitted a petition to rezone 18.84 acres of land located along 34th Avenue from Joint-Jurisdiction Agriculture to I-1 Light Industrial.

Background:

In October 2022, Brookings Municipal Utilities submitted a petition for annexation for 18.84 acres of land. The land will be the future location of a water treatment plant to soon be constructed. The land is currently zoned Joint Jurisdiction Agriculture, however, whenever annexation occurs, future zoning of the land should be considered in order to select an appropriate City zoning district. BMU has identified the Industrial I-1 light district as the preferred zoning district to best match the semi-industrial look and feel of a water treatment plant as well as tie into the existing zoning of the 32nd Avenue/34th Avenue industrial park. Prior to being rezoned, an amendment to the Comprehensive Plan's Future Land Use Map should be approved to an appropriate future land use classification. BMU has submitted a proposed amendment of the land from Urban Medium to Civic land use, which would support the rezone and intended land use.

Item Details:

The property is currently zoned Joint Jurisdiction Agriculture. Property to the west across 34th Avenue is zoned I-1. Property to the south is zoned both I-1 and Joint Jurisdiction Agriculture. Property to the east and north are zoned Joint Jurisdiction Agriculture.

A water treatment plant would be a permitted use within the Industrial I-1 light district as a public utility facility.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team and staff recommend approval of the rezone.

Supporting Documentation:

1. Public Hearing Notice
2. Petition to Rezone
3. Location Map
4. Zoning Map
5. Future Land Use Map
6. I-1 Zoning Excerpt