

## **ORDINANCE 25-025**

### **AN ORDINANCE TO CHANGE THE ZONING WITHIN THE CITY OF BROOKINGS**

BE IT ORDAINED by the governing body of the City of Brookings, South Dakota:

SECTION 1. That the real estate situated in the City of Brookings, in Brookings County, shall be amended as follows, to-wit:

- SW ¼ SW ¼ of Section 13, Township 110 North, Range 50 West; NW ¼ SW ¼ of Section 13, Township 110 North, Range 50 West; and Second Substation Addition; also known as Douglas Chittick Community Gardens; and
- W 10.99 Acres of N ½ N ½ SE ¼ of Section 22, Township 110 North, Range 50 West; also known as Gustafson Pond; and
- OL 1, Block 13, Parkdale Home Third Addition; E 10 Acres Block 13, Parkdale Home Third Addition; and Block 14 Excluded Platted Areas Martinson Sub, Parkdale Home Third Addition; also known as Sexauer Park and Campground; and
- OL E SE ¼ & Excluding Lot H-1 of Section 22, Township 110 North, Range 50 West; also known as Six-Mile Creek Drainage; and
- N ½ NW ¼ Excluding OL A, H-1's, H-2, H-3 and Platted Areas Thereof in Section 26, Township 110 North, Range 50 West; also known as Pioneer Park; and
- W 60' of Lot 1, Block 1, Averys Addition; W 104 feet of E 204 feet of Lot 1, Block 1, Averys Addition; Lots 1-4, Block 1, Gentle Addition & E 100 feet Lot 1, Block 1, Averys Addition; and Outlot 1 Excluding Lot H-1 & Tract 385 feet X 820 feet Excluding Lot 1 Hillcrest School Addition thereof in the NW ½ of Section 25, Township 110 North, Range 50 West; also known as Hillcrest Park; and
- Lot 9, Block 2, University First Addition; also known as 6<sup>th</sup> Street Fire Station; and
- Lots 11-15, Block 1 and Lots 1-8, Block 6 and all of Block 8 Including adjacent Vacated Street, Bane and Poole Addition; also known as Rotary Park; and
- Southside Park Addition; also known as Southside Park; and
- W 600 feet of Block 3, Borst Addition; also known as Lions Park; and
- S 164.3 feet of W 454.32 feet of Lot 1, Block 4, Maylands First Addition; Lot 8, Block 1, Insbrook Park Addition; Lot 7A & 7B, Block 1, Insbrook Park Addition; also known as Larson Park; and
- Lots 2, 3, and A of Parkview/Parkview Second Addition; also known as Dwiggin's Medary Park; and
- Lot 11A, Block 2, Sarah Renee Addition; also known as Sarah Renee Park; and
- Lot 56, Wahpeton Village, Indian Hills Addition; also known as Arrowhead Park; and
- Lot 10, Block 1, Pheasant Nest Addition; also known as Pheasant Nest Pond & Dog Park; and
- Lot 1, Block 2, McClemans Addition; also known as McClemans Park; and
- Block 14, Camelot Square Addition; also known as Camelot Park; and

- Block 8 Including S ½ Vacated Street, Hyland Addition; also known as Southland Lane Detention Pond; and
- Lot 37, Santee Village, Indian Hills Addition; also known as Indian Hills Park; and
- Lots 1 and 2, Block 2, Nelsons Fourth Addition; Lot 1, Block 1, Nelsons Second Addition; Block 1, Nelson Fifth Addition; Lot 1, Block 2, Nelson Fifth Addition; also known as drainage ponds; and
- Lot 9, Block 3, Moriarty Edgebrook Addition; also known as Moriarty Park; and
- SW ¼ Excluding H-4 in Section 31, Township 110 North, Range 49 West; and 3M Park Addition in NW ¼ of Section 31, Township 110 North, Range 49 West; also known as Edgebrook Golf Course; and
- Lot 16A and 17, Block 2, Valley View Addition; also known as Valley View Park; and
- Block 2, Christie Third Addition; also known as South Fire Station; and
- City of Brookings Conservation Easement Tract 1; and
- W 1600 feet of N ½ NW ¼ Excluding Substation Addition & Excluding W 150 feet & Excluding N 40 feet & Excluding Willow Branch Ave ROW in Section 1, Township 109 North, Range 50 West; W 1600 feet of S ½ NW ¼ Excluding Trail Addition Block 2 & Excluding Willow Branch Ave ROW in Section 1, Township 109 North, Range 50 West; Block 1 and 2, Trail Addition; also known as Fishback Soccer Park; and
- Tract 1, Nature Park Addition; also known as Dakota Nature Park; and
- SE ¼ SW ¼ Excluding W 16 Acres in Section 1, Township 109 North, Range 50 West; also known as South Fire Station; and
- Lot 6A, Meyer's Subdivision; also known as 22<sup>nd</sup> Avenue Fire Station; and
- Lot 19, Block 13, Camelot Square Addition; Lot 57, Wahpeton Village, Indian Hills Addition; Lots 1 and 2, Block 1 and Lot 23, Block 3, Timberline Addition; Lot 52, Sioux Village, Indian Hills Addition; S 40' of W 75' of Lot A in Lot 5 & Lot B in Lot 5, Block 4, BIDCO Addition; Block 3, D & D Addition; Lot 1, Brookings City Drainage Addition; also known as drainage ponds; and
- Lots 2 and 5, Block 2, Insbrook Park Addition; Lot 3, Block 2, McClemans Addition; Block 3, McClemans Addition; Lot 10, Block 13, Pheasant Nest Addition; Lot 2, Block 1, Prairie Hills Addition; Lots 53A, 53B & 53C, Sioux Village, Indian Hills Addition; S 30 feet of S 210 feet of OLS 10-11, Excluding H-1 of NE ¼ of Section 35, Township 110 North, Range 50 West; also known as trails; and
- Substation Addition in NW ¼ of Section 1, Township 109 North, Range 50 West; also known as electrical substation; and
- Lot 2, Block 2, Nelson Fifth Addition; Lot 1B, Block 17, Prairie Hills Addition; also known as lift station; and
- OL 13 Excluding H1 in SE ¼ of SW ¼ in Section 35, Township 110 North, Range 50 West; Lots 3 -5, Block 1, Hill Park Addition; also known as water towers from an Agriculture A District, Floodway FW District, Residence R-1 Rural Estate District, Residence R-1B Single-Family District, Residence R-2 Two-Family District, Residence R-3 Apartment District, Residence R-3A Apartments/Mobile Homes/Manufactured Housing District, Residence RMH Single-Family and Manufactured Housing District, Business B-3 Heavy District, Industrial I-1 Light

District, Industrial I-1R Restricted District, Industrial I-2 Heavy District, and Planned Development District (PDD) to a Civic C District.

In accordance with Section 94-7 of Article I of the Code of Ordinances of Brookings, South Dakota, as said districts are more fully set forth and described in Articles III and IV, Chapter 94 of the City of Brookings, South Dakota.

SECTION 2. The permitted use of the property heretofore described be and the same is hereby altered and changed in accordance herewith pursuant to Articles III and IV, Chapter 94 of the City of Brookings, South Dakota.

SECTION 3. All sections and ordinances in conflict herewith are hereby repealed.

FIRST READING:	July 22, 2025
SECOND READING AND ADOPTION:	August 12, 2025
PUBLISHED:	August 21, 2025

CITY OF BROOKINGS, SD

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Oepke G. Niemeyer, Mayor

ATTEST:

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Bonnie Foster, City Clerk