

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: July 1, 2025

Subject: Rezone the South 110' of Outlot A in the Southwest 1/4 in Section 20, Township 110, Range 49, City of Brookings, Brookings County, South Dakota, also known as 716 34th Avenue.

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Andrew Vrchota has submitted a petition to rezone the South 110' of Outlot A in the Southwest 1/4 in Section 20, Township 110, Range 49, also known as 716 34th Avenue. The request is to rezone the parcel from Agriculture A District to Business B-3 Heavy District. Staff recommends approval.

Item Details:

The owner and the developer of a proposed adjacent storage unit development have a purchase agreement on the property. The property would need B-3 zoning in order to allow for the use of storage units. The property will become part of the Legacy Addition storage unit development.

The property is located in a General Industrial future land use category which supports the proposed zoning of B-3. Adjacent property to the south and west was recently rezoned to B-3 and will also be part of the Legacy Addition. Property to the north is zoned Industrial I-1 Light District. To the west is Agriculture District and Planned Development District on City owned land.

The Planning Commission makes recommendations to the City Council on petitions to rezone. Rezones are passed by Ordinance and require two meetings at the City Council including an additional public hearing at the second meeting.

Supporting Documentation:

Petition to Rezone

Hearing Notice

Location Map

Zoning Map

Future Land Use Map

B-3 Zoning Regulations