

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: March 2, 2021

Subject: Amendment to the Future Land Use Map – 22nd Ave & 26th St.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

The Brookings School District and Brookings Area Transit Authority (BATA) are requesting an amendment to the 2020 Comprehensive Plan's Future Land Use Map for a parcel of land acquired by the school district for a possible shared bus storage and maintenance facility.

Background:

The Brookings School District acquired a parcel of land located near 22nd Ave S and 26th St S in 2019 for future facility needs. The school district has since been working with BATA on a possible plan for a new shared bus storage and maintenance facility at this location. Offices would also be included to support the facility's operations. Additionally, the facility could serve as a new bus terminal for regional bus services. In order to proceed, a rezone will be required to a business or industrial zoning district.

The lot is currently zoned Agriculture (A) District and located in a Medium Density Residential (MDR) land use area according to the future land use map. This future land use classification would allow rezoning from A to residential zoning districts only. Therefore, the applicant is requesting an amendment to the future land use map in order to allow for a suitable rezoning of the parcel.

This project would replace current bus facilities for BATA and the School District, which are separately located in areas classified as Civic (C) land use. An amendment to the future land use map to Civic for the new facility would allow for the proposed use, however, according to the comprehensive plan, maintenance, operating facilities and public works yards should generally be located in industrial areas. An amendment to a Civic land use classification would allow a rezone to any district.

Another option would be to amend the future land use classification to Urban Medium Intensity (UMI), which would allow a rezone to business zoning districts but not industrial. One potential zoning district, B-2, would permit a public transportation facility and allow a repair garage as a conditional use.

Recommendations:

After reviewing the two options identified, staff recommends amending the future land use classification for this parcel from Medium Density Residential to Medium Urban Intensity. Because this area is not currently, or planned to be, an industrial area, an amendment to a Civic land use would be counter to comp plan guidance for compatibility.

Options:

The Planning Commission has the following options:

1. Approve as presented
2. Approve as amended
3. Deny

Supporting Documentation:

1. Notice
2. Area Map
3. Future Land Use Map
4. Civic Land Use Map
5. UMI Land Use Map