

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: December 6, 2022
Subject: Amend the Future Land Use Map – 34th Avenue
Person(s) Responsible: Ryan Miller, City Planner

Summary:

The City of Brookings and Brookings Municipal Utilities are proposing a comprehensive map amendment pertaining to the future land use map. The request is for a revision to the future land use map for a parcel of land located along 34th Avenue from Urban-Medium to Civic.

Background:

The 2040 Comprehensive Plan identifies the City’s vision for future land use policies and establishes a future land use map to define this vision. The future land use map is created using information known at the time, such as development constraints, land owner’s development intent, historic land use and future growth plans.

The area proposed for the future land use map revision includes an 18-84-acre portion of land owned by Brookings Municipal Utilities for the future construction of a water treatment plant.

Item Details:

The proposed amendment to the future land use map is being requested for the planned water treatment plant to be owned and operated by Brookings Municipal Utilities. The proposed use is a public utility facility with a semi-industrial look and feel. The area is adjacent to the industrial park along 34th and 32nd Avenues. A rezone to I-1 Light Industrial was applied for by BMU as a natural extension of that zoning.

Industrial zoning districts are not supported by the urban medium future land use classification according to the comprehensive plan, therefore a future land use amendment would be necessary before a rezone could be supported. Future land use classifications that could support the I-1 district include General Industrial or Business Park. The Civic land use classification, however, supports varying zoning districts, including I-1. The Civic land use classification would be supported here given the public ownership and use as a public utility facility. This land use classification could also provide more flexibility for adjacent properties by remaining more neutral than a general industrial future land use classification.

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 amendment.

Supporting Documentation:

1. Public Hearing Notice
2. Location Map
3. Future Land Use Map
4. Zoning Map
5. Civic Land Use Excerpt