

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: March 4, 2025

Subject: Future Land Use Map Discussion – Historic Districts

Presenter: Ryan Miller, City Planner

Summary:

The Brookings Historic Preservation Commission has asked to consider revisions to the Comprehensive Plan pertaining to the Future Land Use Map in portions of the Central Residential and University Residential Historic Districts.

Item Details:

The BHPC has identified six areas located within historic districts where the Comprehensive Plan overlays future land use strategies in those districts.

The areas, all located within the Urban Strategy Area, include:

Northwest Corner of 6th St / 6th Ave

This area is located within the University Residential Historic District. The comp plan supports a high density residential future land use but has existing commercial uses and one residential dwelling contributing to the historic district.

600 Block of 6th Avenue – West Side

This area is located within the University Residential Historic District. The comp plan supports a medium density residential future land use. Current uses include five residential units, three of which are contributing structures to the historic district. The BHPC would like to discuss changing the future land use from medium density residential to residential scale preservation.

600 Block of 6th Avenue – East Side

This area is located within the University Residential Historic District. The comp plan supports a medium density residential future land use. Current uses include four residential units, three of which are contributing structures to the historic district. The BHPC would like to discuss changing the future land use from medium density residential to residential scale preservation.

Southeast Corner of 6th St / 7th Ave

This area is located within the Central Residential Historic District. The comp plan supports a medium density residential future land use. Current uses include three residential units, two of which are contributing structures to the historic district. The

BHPC would like to discuss changing the future land use from medium density residential to residential scale preservation.

Northwest Corner of 6th St / 9th Ave

This area is located within the University Residential Historic District. The comp plan supports a medium density residential future land use. Current uses include three residential units, all of which are contributing structures to the historic district. The BHPC would like to discuss changing the future land use from medium density residential to residential scale preservation.

Southwest Corner of 6th St / 9th Ave

This area is located within the Central Residential Historic District. The comp plan supports a high density residential future land use. Current uses include four residential units, three of which are contributing structures to the historic district. The BHPC would like to discuss changing the future land use from medium density residential to residential scale preservation.

Residential Scale Preservation

Page 164 of the Comprehensive Plan describes the Residential Scale Preservation land use within the context of the Urban Strategy area. This page states that the future role of the RSP area is to preserve the scale of the original 6th Street residential neighborhoods for housing and commerce.

Medium Density Residential

Page 165 of the Comprehensive Plan describes the Medium Density Residential land use within the context of the Urban Strategy area. This page states that the future role of the MDR area is to preserve existing medium density residential neighborhoods and encourage additional density at target locations along the corridor.

High Density Residential

Page 165 of the Comprehensive Plan describes the High-Density Residential land use within the context of the Urban Strategy area. This page states that the future role of the HDR area is to encourage additional density in targeted locations to generate activity at certain segments of the corridor and to reinforce the importance of attention nodes.

Supporting Documentation:

Discussion Area Map

Future Land Use Exhibits

Central Residential Historic District Map

University Residential Historic District Map