

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: June 27, 2023

Subject: Resolution 23-058: Amend the Future Land Use for Timberline Addition and Mills Fourth Addition

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Two Future Land Use Map amendments have been requested.

Sioux Empire Development has submitted a proposal to amend the Future Land Use Map of the 2040 Comprehensive Plan. The proposal is to change an area from Open Space to Medium Density Residential.

Mills Development has submitted a proposal to amend the Future Land Use Map for three outlots recently acquired by the applicant which will be replatted together with an adjacent property. The proposal is to change the areas from Open Space and Manufactured Housing to Urban Medium Intensity.

Background:

The 2040 Comprehensive Plan includes a Future Land Use Map which guides the City of Brookings through its review of development proposals and rezoning requests. During the development of the Comprehensive Plan, consultants developed the Future Land Use Map using various criteria such as existing zoning and land use, development suitability and anticipated future land use and redevelopment. The Comprehensive Plan is a guideline for making land use decisions and the Future Land Use Map depicts the desired land use intensity for areas throughout the community. The Comprehensive Plan (page 78) identifies three important points about the Development Concept and Future Land Use Map:

- **Property Owners Decide** – The Future Land Use map depicts new land uses for privately owned properties. The transition of these properties from their current use to the depicted use is expected to occur slowly over time, in response to market demands, as property owners voluntarily sell, develop, or change the use of their land.
- **Generalized Map** – The Future Land Use map should be interpreted generally and is not intended to provide the specificity or the rigidity of a zoning map or

engineering document. The map should provide guidance for the zoning map and is meant to show:

- Generalized land use locations and transitions: The boundaries between land uses on the map are “fuzzy” lines and are meant to show approximate areas for transition, rather than rigid boundaries. The exception to this are those areas that preserve floodplains and wetlands.
 - Collector and Arterial Street connections: Critical arterial and collector street connections are specified on this map, though the exact routes will depend on detailed engineering studies. Local streets will be determined as development occurs.
- Basis for Land Use Decisions – The Future Land Use map should provide the basis for decisions of the Planning Commission, the City Council, and private developers. The map is a critical part of the approval process for development proposals and zoning decisions.

If or when a discrepancy between the Future Land Use map and a development proposal exist, an amendment to the Comprehensive Plan via a text amendment or Future Land Use map amendment is proposed and debated on whether it is appropriate for the area, neighborhood, community and is it consistent with the vision of the community.

Item Details:

The first amendment area would include portions of Block 28 in Timberline Addition, including about half of the proposed Glenwood Circle. The applicant submitted a rezone and preliminary plat for the area in 2022, but the items were tabled until the Letter of Map Revision (LOMR) removing the area from the floodplain according to FEMA floodplain development standards was completed. The Letter of Map Revision has since been completed and the applicant would like to proceed. With the Letter of Map Revision complete, a Future Land Use Map revision removing the area from the flood plain could be supported and should precede the rezone and preliminary plat in order to better support both of those items.

The second amendment area would include three outlots recently acquired by Mills Development and will be replatted with the existing R'Surene Farm Addition into a new subdivision – Mills Fourth Addition. The current R'Surene Addition parcel is zoned B-3 with an Urban Medium Future Land Use Classification. The three adjacent outlots are zoned R-3A with manufactured housing and open space future land use classification. The open space land use classification exists only on Outlot 4, which currently includes less than 170 square foot area of the current floodplain. The preliminary floodplain updates remove the floodplain entirely from Outlot 4 and would support the amendment from Open Space/Floodplain future land use classification as the Development Suitability Model limitations are most severe for areas classified as floodplain. The two additional outlots classified as Manufactured Home Court are seeking to be amended to allow a higher and better use of land in proximity to the new interchange. When the

comprehensive plan was developed, the interchange project was desired, but the land use classification of Manufactured Home Court recognized the current land use intensity with the understanding a new interchange would impact/change development opportunities. If the interchange did not occur, the existing development opportunities are limited due to access, infrastructure, traffic, etc.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – the amendments would support rezoning requests in preparation of residential and commercial development.

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

For the Sioux Empire Development, the Development Review Team recommends approval of the future land use amendment with the understanding that the lowest point will be two (2) feet above flood level. The Development Review Team recommends approval of the Mills Development future land use amendment. The Planning Commission voted 9-0 recommending approval.

Supporting Documentation:

Resolution

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map – Timberline Addition

Zoning Map – Timberline Addition

Future Land Use Map – Timberline Addition

Floodplain Update Map – Timberline Addition

Preliminary Plat – Block 28 Timberline Addition

Location Map – Mills Fourth Addition

Zoning Map – Mills Fourth Addition

Future Land Use Map – Mills Fourth Addition

Floodplain Map – Mills Fourth Addition

Floodplain Update Map – Mills Fourth Addition

Preliminary Plat – Mills Fourth Addition