

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: November 2, 2021

Subject: Request to rezone Block 20 in Prairie Hills Addition from B-2/R-3 to Residence R-3 apartment district.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Prairie Hills LLC has submitted a request to rezone Block 20 in Prairie Hills Addition from Business B-2 district/Residence R-3 apartment district to Residence R-3 apartment district.

Background:

The property is part of larger B-2 and R-3 zoning districts in the Prairie Hills Addition development. The broader B-2 district has been planned for future commercial development to serve the Prairie Hills Addition development as well as other residential growth in southern Brookings. The existing R-3 district is currently being developed as The Landing at Prairie Hills.

Item Details:

Block 20 is a proposed 4-acre lot situated among Tallgrass Parkway, Goldenrod Trail and Chokeberry Lane. The lot will be adjacent to B-2 zoning to the west, B-2A to the north and R-3 to the east and south. The future land use map classifies this area as Medium Density Residential (MDR) which supports residential uses up to 12-units per acre. Higher density on Block 20 would be supported due to the average development density of Prairie Hills Addition which includes lower density development to the south and east.

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.

Supporting Documentation:

1. Public Hearing Notice
2. Application

3. Area Map
4. Zoning Map
5. Future Land Use Map