

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: November 2, 2021

Subject: Request to rezone Lot 2, Block 19 in Prairie Hills Addition from Business B-2 district to Residence R-3 apartment district.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Prairie Hills LLC has submitted a request to rezone Lot 2, Block 19 in Prairie Hills Addition from Business B-2 district to Residence R-3 apartment district.

Background:

The property is part of a larger B-2 zoning district near the intersection of Main Avenue South and 20th Street South. 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. A majority of the larger B-2 district will retain its current zoning.

Item Details:

Lot 2, Block 19 is a proposed 4.3-acre lot situated along a future portion of Sweetgrass Drive. The lot will be adjacent to B-2 zoning to the west, north and east. Existing R-3 zoning will be located to the south across a wetland tract. 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 Lot 2, Block 19 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