

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: September 2, 2025

Subject: Rezone the West Half of The Northwest Quarter, Excluding Platted Areas in Section 20, Township 110, Range 49, City of Brookings, Brookings County, South Dakota.

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

NE Hansen LLC has submitted a petition to rezone the West Half of the Northwest Quarter, Excluding Platted Areas in Section 20, Township 110, Range 49. The request is to rezone the land as described from Agriculture A District to Industrial I-1 Light District. The Development Review Team recommends approval.

Item Details:

The rezone area is approximately fifty-four acres located at the southeast corner of 34th Avenue and US Highway 14 bypass. The area was recently annexed into the City of Brookings. Prior to annexation, a future land use map revision was applied for and approved changing the area from Urban Medium Intensity to General Industrial for future use. The General Industrial future land use category supports a rezone to Industrial I-1.

Adjacent zoning districts include Agriculture to the north, east and south. Adjacent land to the south is zoned Business B-3 Heavy District and Industrial I-1 Light District.

The owner has submitted a preliminary plat for the same fifty-four acres which proposes seven lots to be zoned I-1 if the rezoning is approved.

Supporting Documentation:

Petition to Rezone

Hearing Notice

Location Map

Zoning Map

Future Land Use Map

I-1 Zoning Regulations