

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: May 6, 2025

Subject: Future Land Use Map Amendments – 6th Street

Person(s) Responsible: Ryan Miller, City Planner

Summary and Recommended Action:

The Brookings Historic Preservation Commission has submitted a series of Future Land Use Map revisions along and near 6th Street in Brookings. The five areas include property located along the 6th Street between downtown and Medary Avenue where the future land use map includes medium or high-density residential guidance for areas located within existing historic residential districts. Proposed changes do not impact current zoning and any future rezoning request would be at the discretion of property owners.

The Development Review Team is not supportive of the proposals.

Item Details:

The 2040 Comprehensive Plan, adopted in 2018, includes a Future Land Use Map which aims to guide future development, redevelopment and rezoning proposals within the planning area. The Future Land Use Map includes a special strategy area along 6th Street noting its importance to the community and significant private sector development pressure that the corridor will continue to face. The 6th Street Corridor's future land use considerations included:

- The visual impression that users experience from 6th Street will impact their overall impression and experience.
- The function of the corridor must accommodate customers who travel along 6th Street (vehicular traffic) in addition to the more localized customer base (pedestrians and bicyclists from adjacent residential neighborhoods).
- While it serves as a major corridor through the community, it also divides the adjacent neighborhoods in an environment that can be intimidating to pedestrians seeking to cross the road.

Public input was used to develop the strategies identified for the 6th Street Corridor including a design workshop. Public priorities identified from public input included:

- Create an attractive and welcoming pedestrian environment the length of the corridor related to the scale and configuration of development
- Integrate safe and comfortable bicycle pedestrian crossings at major nodes
- Continue to integrate landscaping and thematic elements into the streetscape

- Promote high quality development and a mix of complementary uses that allow the corridor to function as a cohesive business district rather than a collection of unrelated businesses.
- Mitigate impacts to the adjacent historic districts by encouraging a graceful transition between those properties with frontage on 6th Street to those with frontage on 7th and 5th Streets respectively.

Based on public input and priorities, the following recommendations were made:

- Low/Moderate density residential and commercial uses should maintain a minimum setback from the sidewalk that is landscaped
- Higher density projects such as mixed use or high-density residential projects should use the following guidelines:
 - A maximum of four stories is generally appropriate
 - Parking should be hidden or screened from 6th Street when possible, to increase the amount of frontage designed for pedestrians
 - Actions should be taken to mitigate the perceived scale (landscaping, elements of visual interest, setting back upper floors etc.)
 - Actions should be taken to address site impacts such as vehicular parking and traffic, stormwater, and screening from adjacent properties and uses

The diversity of land use and scales along the corridor require that a block-by-block evaluation be conducted to identify whether a project is appropriate or can be made appropriate. The Urban Strategy Area Policy Map provides an overview of appropriate scale on a block-by-block basis. The map provides guidance on how the corridor should evolve to respect its strengths and character today and to promote new investment that improves the image and function of 6th Street. The map includes areas suggested for Residential Scale Preservation, Medium Density Residential, High Density Residential or no changes.

The future land use map changes proposed by the BHPC include areas where Medium and High Density Residential is recommended on areas that overlay the University and Central Residential Historic Districts.

6th Avenue (West Block)

This area includes six residential structures including five single-family rental dwellings and one two-family rental dwelling. Four of the structures are contributing structures to the University Residential Historic District and two structures are non-contributing. The northern five lots are zoned Residence R-2 Two-family District while the southernmost lot is zoned Business B-2 District.

The Urban Strategy Area Policy Map shows this area as Medium Density Residential with the southernmost lot being included in an area of Office Redevelopment. The BHPC proposes changing the map to Residential Scale Preservation. The existing density of the area is 7-units per acre, within the 4-12 units per acre guidance in the Medium Density Residential future land use.

The Medium Density Residential category is described as an area with existing single-family homes, converted dwellings and small multi-family structures. The future role is to preserve existing medium density residential neighborhoods and encourage additional density at target locations along the corridor.

The form and scale of the medium density residential area is one to three story structures, converted single-family or townhouse configuration, preference for parking located behind or to the side of buildings, entrances oriented to the sidewalk of the primary façade to the street, setbacks consistent with the block and at times the incorporation of commercial uses on the ground floor.

The transition and compatibility of uses should include landscaping between lower and higher intensity uses, parking lot lighting that is pointed downward, and additional measures when adjacent to low residential areas including:

- Additional landscaping at the transition between land uses
- Additional design attention of the rear façade for greater compatibility with the architectural character of the adjacent neighborhoods
- Reduction of height or the perception of height
- Screening of utilities and waste enclosures

The Residential Scale Preservation future land use notes that the 6th Street Corridor was comprised primarily of single family detached dwellings constructed in the first half of the 20th Century. While sections of the corridor have redeveloped as commercial businesses, the areas identified as Residential Scale Preservation have maintained the character and scale of the original residential neighborhoods. The future role is to preserve the scale of the original 6th Street residential neighborhoods for housing and commerce. Form and scale should include one to two story structures with residential appearance, setbacks typically between 25-30 feet, preference for parking from the alley, limited signage for commercial uses, landscape transitions between higher intensity uses and the use of alleys and rear yards as functional transition zones to improve compatibility.

6th Avenue (East Block)

This area includes four residential structures and a vacant lot. The uses include one single-family owner-occupied dwelling, two single-family rental dwellings and a 7-unit apartment. Three of the four remaining structures are considered contributing structures to the University Residential Historic District. One structure burned down in the recent past. The northern four lots are zoned Residence R-2 Two-family District while the southernmost lot is zoned Business B-2 District.

The Urban Strategy Area Policy Map shows this area as Medium Density Residential. The BHPC proposes changing the map to Residential Scale Preservation. The existing density of the area is 11-units per acre which is at the high end of the Medium Density Residential guidance of 4-12 units per acre.

7th Avenue (SE Corner)

This area, located at the southeast corner of 6th Street and 7th Avenue, includes three single-family rental units, two of which are contributing properties to the Central Residential Historic District and one non-contributing property. Two properties front 6th Street from the south while one property fronts 7th Avenue. All three lots are zoned Residence R-2 Two-family District.

The Urban Strategy Area Policy Map shows this area as Medium Density Residential. The remainder of the block is Residential Scale Preservation. The BHPC proposes changing the map to Residential Scale Preservation for the three lots in MDR. The existing density of the area is 7-units per acre, within the 4-12 units per acre guidance in the Medium Density Residential future land use.

9th Avenue / 6th Street (NW Corner)

This area includes three contributing properties in the University Residential Historic District, two of which are single-family rental dwellings with the third being a two-family rental dwelling. Two properties front 6th Street on the north side with one property fronting 9th Avenue. All three properties are zoned Residence R-2 Two-family District.

The Urban Strategy Area Policy Map shows this area as Medium Density Residential. The half-blocks to the east and west are identified as Residential Scale Preservation. The BHPC proposes changing the map to Residential Scale Preservation for the three lots. The existing density of the area is 6-units per acre, within the 4-12 units per acre guidance in the Medium Density Residential future land use.

9th Avenue / 6th Street (SE Corner)

This area includes four properties located at the southeast corner of 6th Street and 9th Avenue. Three single-family rental properties front 6th Street and one single-family owner-occupied dwelling fronts 9th Avenue. There are two contributing and two non-contributing structures all within the Central Residential Historic District. The easternmost property adjacent to a gas station is zoned Business B-2 District while the remaining lots are zoned Residence R-2 Two-family district.

The Urban Strategy Area Policy Map shows this area as High Density Residential. The BHPC proposes changing the map to Residential Scale Preservation. The existing density of the area is 4-units per acre while the guidance for High Density Residential is twelve or more units per acre.

Supporting Documentation:

Hearing Notice – Planning Commission
Location Map
Current Zoning and Uses
Comprehensive Plan Pages 162-168
Imprint of Preservation