

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: April 25, 2023 / May 9, 2023

Subject: Rezone the South 325' of the North 365' of the North Half of the Northwest Quarter (N1/2 NW1/4) Excluding the East 650' and Excluding the West 1,600' and Excluding Substation Addition in Section 1, Township 109 North, Range 50 West from Agriculture to Business B-2 District.

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

Summary:

Branch Creek LLC has submitted a petition to rezone roughly 2.85 acres of land in the City of Brookings from Agriculture to Business B-2 district. The land is located along 20th Street South between the Fishback Soccer Complex and Bluegill Addition.

Background:

The owners of the property are proposing a development that would include 20.23 acres of land to be included in a large scale residential plan as well as the 2.85 acres of property along 20th Street South to be intended for a neighborhood commercial area for the development. A request to revise the future land use map for the 2.85 acres of land from Medium Density Residential to Urban Medium Intensity has been submitted alongside the rezone request.

Item Details:

The property is currently zoned Agriculture. Adjacent zoning districts include Agriculture district to east and west, R-2 and R-3 zoning to the north, and a proposed rezone from Agriculture to Residence R-3 apartment district to the south for the residential portion of the development. The future land use map classifies the area as Medium Density Residential, however, a request has been submitted for transition into Urban Medium Intensity. The Medium Density Residential future land use class would not support commercial zoning. The Urban Medium Intensity would support commercial zoning and a similar density of development as the Medium Density Residential.

Similar B-2 zoning districts can be found in the vicinity of 20th Street South including B-2 zoned property in Prairie Hills Development, Reserve Addition, and Arbor Hill Addition.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – The rezone would create additional commercially zoned property along 20th Street South, a commercial corridor in southern Brookings.

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

Staff and the Development Review Team recommend approval. The Planning Commission voted 7-0 recommending approval.

Supporting Documentation:

1. Ordinance
2. Hearing Notice – City Council
3. Hearing Notice – Planning Commission
4. Planning Commission Minutes
5. Petition to Rezone
6. Location Map
7. Zoning Map
8. Future Land Use Map
9. B-2 Zoning Exhibit