

## **OFFICIAL MINUTES**

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, August 6, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Kyle Jamison, Scot Leddy, Nick Schmeichel, Richard Smith and Debra Spear. Jacob Limmer and Roger Solum were absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Phillip Altman, Nathan Traffie, Diane Nelson, Patrick Daly, Marty Syrstad, Ken Just, Tim Reid, Jim Burkhardt and Jacob Meshke.

**Item #6d** – The Community Development Department has submitted a series of Future Land Use Map revisions along 20<sup>th</sup> Street South in the City of Brookings. The seven areas include zoned property located along the 20<sup>th</sup> Street South corridor that are in conflict with the future land use map or could see future redevelopment that may require future land use map revisions. Proposed changes do not impact current zoning and any future rezoning request would be at the discretion of property owners.

(Schmeichel/Smith) Motion approve Future Land Use Map Revision subject to staff recommendation of approval of the amendments with the exception of the change to the 100 Block of West 20<sup>th</sup> Street South and 20<sup>th</sup> St S/Western Ave. All present voted aye. **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

**Item #6d** – The proposed future land use map changes include:

### **Southwest Corner of 20<sup>th</sup> Street South / Interstate 29**

This area included multiple parcels of land immediately southwest of the new interstate ramp along 20<sup>th</sup> St S including a northern portion of Western Estates. Portions of this area were classified as Mobile Homes and Open Space. The proposed future land use for this area was Urban High Intensity, which would match the future land use located near the 6<sup>th</sup> St and Interstate 29 ramp.

### **1600 Block of 20<sup>th</sup> Street South**

This area included 7.5 acres of land located between Bluegill Addition and the future Branch Creek Addition. The existing future land use classification was Medium Density Residential. The proposed future land use classification was Urban Medium Intensity.

### **20<sup>th</sup> Street South / 9<sup>th</sup> Avenue**

This area included existing development and zoning that conflict with the future land use classification. An existing gas station and convenience store with Business B-2 district zoning conflicts with the future land use classification of Open Wetland. The proposed future land use classification of Urban Medium Intensity would align with the existing zoning district.

### **20<sup>th</sup> Street South / Tallgrass Parkway**

This area included multiple parcels of land located in a Business B-2A office district. The existing uses in this area aligned with the proposed Urban Medium Intensity future land use category.

### **20<sup>th</sup> Street South / Main Avenue South**

This area, located at the corner of 20<sup>th</sup> St S and Main Ave S, was undeveloped and zoned as a Business B-2 district. The future land use classification was Urban Low Intensity and the proposed future land use classification was Urban Medium Intensity. This revision was based on development potential consistent with Main Ave S which included Business B-3 districts for a majority of the corridor.

### **100 Block of West 20<sup>th</sup> Street South**

This area included an existing residential use located in an Agriculture zoning district. The future land use classification was a mix of low-high residential densities. The proposed future land use classification was Urban Low Intensity which supported the potential for a mix of future uses such as residential, business and office zoning districts. The property included two parcels commonly owned for single family purposes. Redevelopment west of Main Ave S was less likely in the immediate future, however, in the further distance there may be a demand for future offices or commercial services in the area as the city continues to grow to the south and west. The land was cut off from nearby residential developments meaning that any future development would be oriented towards 20<sup>th</sup> Street South. The Development Review Team discussed concern with changing the future land use map in this area due to the potential timeline for any redevelopment being so far out.

-The Development Review Team thought it may be best to not intervene at this point in time.

### **20<sup>th</sup> Street South / Western Avenue**

This area included four parcels of land with access to Western Ave. The existing zoning varied from agriculture to high density residential and the future land use classification was Low Density Residential. The proposed future land use classification of Urban Low Intensity would support the potential for a mix of future uses such as residential, business and office zoning districts.

Redevelopment west of Main Ave is less likely in the immediate future, however, in the further distance there may be a demand for future offices or commercial services in the area as the city continues growing to the south and west. The land is cut off from nearby residential developments meaning that any future development limited to Western Ave and 20<sup>th</sup> St S.

-The Development Review Team thought it may be best to not intervene at this point in time.

Tim Reid, Brookings Economic Development Corporation, appreciated Community Development proactively amending the future land use map for more businesses. Spear asked if the people within the areas were aware of the proposed change. Miller said that the property owners were notified via postcard and public notice. He went on to clarify that this was not a zoning change but a future land use map change that would make future development more flexible. Spear inquired how these spaces were chosen. Miller stated that staff discussion with planning commission regarding the number of rezones in the area prompted the proposal. Spear went on to ask about safety of kids on bikes at the soccer fields if traffic increased. Miller said, depending on the scale of development, they could request a traffic impact study. Schmeichel wondered why west of Main Ave was not looked at to be included in the amendment. Miller replied that it was discussed how likely commercial development would be that far out in the near future. Aiken commented that he was happy to see this done as a batch instead of one at a time.