

Joint Planning Commission Memo

From: Ryan Miller, City Planner

Meeting: July 2, 2024

Subject: Rezone Outlot J in the SE ¼ of Section 11, Township 109, Range 50 West, Brookings County, South Dakota

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Todd Voss has submitted a petition to rezone Outlot J in the SE ¼ of Section 11, Township 109, Range 50 West. The area is currently zoned Joint Jurisdiction Residence R-3A. The property owner would like to rezone the property to Joint Jurisdiction Business B-3 Heavy District in anticipation of a future commercial redevelopment of the lots.

Background:

The property owner recently submitted a request to amend the future land use map of the City's 2040 Comprehensive Plan. The request amended the future land use map to Urban Medium Intensity, a future land use category that supports a mix of residential and business uses including high density residential and business. The applicant requested the amendment of the future land use map in anticipation of a subsequent rezoning petition to Business B-3 Heavy District.

Item Details:

The request is to rezone the property from Joint Jurisdiction R-3A to Joint Jurisdiction Business B-3 Heavy District.

Adjacent zoning includes JJ B-3 Heavy District to the south and west, JJ Agriculture to the north and JJ R-3A multifamily residential to the east. The area is located within a roughly half mile stretch of JJ B-3 zoning along Main Avenue South. Joint Jurisdiction B-3 zoning would be administered by the City of Brookings and development will need to meet City standards including B-3 zoning and supplemental zoning standards.

Options and Recommendation:

The Joint Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval of the rezone.

Supporting Documentation:

Location Map

Zoning Map

Future Land Use Map

B-3 Zoning Regulations