

# City Council Agenda Item Memo

**From:** Mike Struck, Community Development Director

**City Council Meeting:** September 10, 2024 / September 24, 2024

**Subject:** Ordinance 24-020: Rezone 1115 West 20<sup>th</sup> Street South from Agriculture A District to Residence R-3 Apartment District

**Presenter:** Mike Struck, Community Development Director

**Summary and Recommended Action:**

TH Companies, LLC, has submitted a petition to rezone 1115 West 20<sup>th</sup> Street South from an Agriculture A District to a Residence R-3 Apartment District. The property was recently annexed into the City of Brookings. The applicant has also submitted a Large-Scale Residential Development (LSRD) Plan for the proposed development of the 29.61-acre site. The Planning Commission voted 8-0 to recommend approval of the rezone. Development Review Team supports the rezoning request.

**Item Details:**

In 2023, TH Companies submitted a petition for annexation and Future Land Use Map Amendment request for the property. Both requests received a recommendation of approval from the Planning Commission. The Future Land Use Map revision went on to receive City Council approval in March 2023. The Future Land Use Map revision amended the western half of the 29.61 acres from Open Wetlands to Medium Density Residential, which matched the eastern half of the property. The property was annexed into the City of Brookings in March 2024.

Since that time, the applicant has refined their proposal for the 29.61 acres and has come forward with a request to rezone the property to R-3 with a Large-Scale Residential Development Plan. The Large-Scale Residential Development Plan will be reviewed alongside the second hearing of the rezone.

The current zoning of the property is an Agriculture A District. Adjacent zoning districts include Residence R-3 Apartment District to the east, Joint Jurisdiction R-1A to the north, and Agriculture District to the south, west and north.

The Medium Density Residential Future Land Use category recommends residential density of 4-12 units per acre. The Large-Scale Residential Development Plan submitted proposes 26 two-family dwellings for a total of 52 two-family units, as well as 186 units among multiple apartment buildings. The proposed density is roughly 8.03 units per acre.

Two-family dwellings and apartments are a permitted use in the Residence R-3 Apartment District.

A traffic impact study was required to be completed prior to the rezoning request coming before the City Council for consideration due to the proposed densities that could be allowed under the R-3 zoning as well as the preliminary plans for the proposed development. The traffic impact study was completed and an amendment was issued and accepted by the Engineering Division of the Public Works Department. In summary, the proposed development densities and associated traffic patterns do not warrant lane improvements to 20<sup>th</sup> Street South.

The rezone request is consistent with the Comprehensive Plan Future Land Use classification of Medium Density Residential. The recommended dwelling units per acre is 8.03 which is consistent with the Medium Residential Density recommendations of 4 – 12 dwelling units per acre.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

**Financial Consideration:**

None.

**Supporting Documentation:**

Ordinance

Notice – City Council

Notice – Planning Commission

Planning Commission Minutes

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map

Large Scale Residential Development Plan

Traffic Impact Study Summary