

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: June 3, 2024
Subject: Future Land Use Map Amendment – Main Avenue South
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Todd Voss has requested an amendment of the future land use map from Urban Low Intensity to Urban Medium Intensity. The amendment area is located along South Main Avenue near 40th Street South.

Background:

The 2040 Comprehensive Plan includes a future land use map which guides the City of Brookings through its review of development proposals and rezoning requests. During the development of the comprehensive plan, plan consultants developed the future land use map using various criteria such as existing zoning and land use, development suitability and anticipated future land use and redevelopment.

Item Details:

The amendment area includes Outlots C – J of the NW ¼ of the SE ¼ of Section 11, Township 109, Range 50 and Blocks 1 & 2 of Voss-Kneip First Addition which is located near the intersection of Main Avenue South and 40th Street South. Portions of the area along Main Avenue South are zoned Joint Jurisdiction Business B-3 Heavy District. The area to the west is zoned Joint Jurisdiction Residence R-3A District. The applicant would like to rezone the R-3A portion to B-3.

Adjacent future land use classes include Urban Low intensity to the north and south, Open Wetland to the east and Medium Density Residential to the west. Nearby existing zoning includes a mix of Joint Jurisdiction B-3, R-3A and Agriculture.

The area does not contain any floodway, floodplain or documented wetlands. The comprehensive plan's suitability model notes the potential for low to moderate development limitations, likely due to the potential for poor soil conditions.

The area is not located within the City's municipal boundaries and is not located within an annexation priority area. Any future rezone would be submitted to the Joint Jurisdiction Planning Commission.

Options and Recommendation:

The 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.

Supporting Documentation:

Hearing Notice

Location Map

Zoning Map

Future Land Use Map