

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: April 28, 2026 / May 12, 2026

Subject: Ordinance 26-016: Rezone Portions of Outlot 2 in the SW ¼ of the NW ¼ in Section 23, Township 110 North, Range 50 West from a Residence R-1A Single-Family District to a Residence R-3 Multi-Family District and a Business B-3 Heavy District

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Heron Cove LLC has submitted a petition to rezone portions of Outlot 2 in the SW ¼ of the NW ¼ in Section 23, Township 110 North, Range 50 West, also known as 1120 Western Avenue, from a Residence R-1A Single-Family District to a Residence R-3 Multi-Family District and a Business B-3 Heavy District.

Staff recommends approval. The Planning Commission voted 7-1 to recommend approval.

Item Details:

The current 9.85-acre parcel will be subdivided with the proposed Preliminary Plat of Lots 1-3 in Heron Cove Addition. Currently, the entire parcel is zoned R-1A. Based on the Preliminary Plat, 1.1-acres along Western Avenue in the northwest corner of the parcel are proposed as Business B-3. An additional 4.4-acres are proposed as Residence R-3. The remaining 4.32-acres would not be rezoned.

The Future Land Use Map includes multiple land use designations on the property. The first designation is Business Park which supports uses such as office, business, and lower intensity industries. Multi-Family may be appropriate when integrated as part of a holistic development which incorporates retail and office uses.

The rezone area is located within the 100-year floodplain and will required floodplain mitigation. This will include following the City's floodplain permit process involving fill to 2-feet above floodplain elevation and compensatory storage. Additional deed restrictions may be necessary to prevent future fill in storage areas.

The Planning Commission questioned if there would be suitable connectivity and walkability for the development based on its density potential and lack of existing pedestrian connectivity via sidewalks or trails. The development may be able to tie in

with internal paths through the existing Heron Cove townhomes but provides no new external connection for pedestrians.

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

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Petition to Rezone

Location Map

Zoning Map

Floodplain Map

Zoning Exhibit