

# Joint Planning Commission Memo

**From:** Ryan Miller, City Planner

**Meeting:** February 4, 2025

**Subject:** Rezone Outlots 10 and 11 in the West ½ of the South ½ of the NE ¼ of Section 11, Township 109, Range 50 West, Brookings County, South Dakota

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Ryan White has submitted a petition to rezone Outlots 10 and 11 in the West ½ of the South ½ of the NE ¼ of Section 11, Township 109, Range 50 West. The area is currently zoned Joint Jurisdiction Agriculture. The property owner would like to rezone the property to Joint Jurisdiction Business B-3 Heavy District.

## **Background:**

A recent Comprehensive Plan Amendment 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 amendment of the future land use map was included in a group of amendments along the South Main Avenue corridor due to anticipation of future rezones such as the current request to Business B-3.

## **Item Details:**

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

The property is currently adjacent to JJ B-3 zoning to the west with JJ Agriculture zoning to the north, east and south. An existing residence on Outlot 11 will become a nonconforming use upon the rezone and will be become subject to Sec. 94-41 which allows the continuation of the use under certain limitations.

## **Supporting Documentation:**

- Staff Report
- Petition to Rezone
- Location Map
- Zoning Map
- Future Land Use Map
- B-3 Zoning Regulations