

City Council Agenda Item Memo

From: Mike Struck, Community Development Director

City Council Meeting: January 14, 2025 / January 28, 2025

Subject: Ordinance 25-003: Rezone 1115 West 20th Street South from Agriculture A District to Residence R-3 Apartment District

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

TH Companies, LLC has submitted a petition to rezone 1115 West 20th Street South from Agriculture A District to 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 30-acre site. The Planning Commission voted 8-0 to recommend approval of the rezone. The 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 30 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 30.46 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 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 58 residential lots and 2 drainage lots. The residential lots are proposed to be for single-family and two-family units. The development is proposed to contain 99 housing units. The proposed density is roughly 3.25 units per acre.

The rezoning request is consistent with the Future Land Use Map of Medium Density Residential and the density is slightly less than the recommended density of 4-12 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.

Supporting Documentation:

Ordinance

Notice – City Council

Notice – Planning Commission

Planning Commission Minutes

Location Map

Zoning Map

Future Land Use Map

Large Scale Residential Development Plan – Revised January 20 2025

Large Scale Residential Development Plan – April 2024

Traffic Impact Study Summary