

Planning Commission Agenda Item Memo

From: Mike Struck, Community Development Director

Meeting: July 1, 2025

Subject: Rezone various City properties from an Agriculture A District, Floodway FW District, Residence R-1 Rural Estate District, Residence R-1B Single-Family District, Residence R-2 Two-Family District, Residence R-3 Apartment District, Residence R-3A Apartments/Mobile Homes/Manufactured Housing District, Residence RMH Single-Family and Manufactured Housing District, Business B-3 Heavy District, Industrial I-1 Light District, Industrial I-1R Restricted District, Industrial I-2 Heavy District, and Planned Development District (PDD) to a Civic District

Person(s) Responsible: Ryan Miller, City Planner

Summary and Recommended Action:

The City of Brookings proposes to rezone various city parcels from an Agriculture A District, Floodway FW District, Residence R-1 Rural Estate District, Residence R-1B Single-Family District, Residence R-2 Two-Family District, Residence R-3 Apartment District, Residence R-3A Apartments/Mobile Homes/Manufactured Housing District, Residence RMH Single-Family and Manufactured Housing District, Business B-3 Heavy District, Industrial I-1 Light District, Industrial I-1R Restricted District, Industrial I-2 Heavy District, and Planned Development District (PDD) to a Civic C District.

Staff recommends approval.

Item Details:

The City of Brookings created a new zoning district, Civic district, in February 2025. The intent of the Civic district is to provide for a zoning district for public and civic buildings and large institutional uses that otherwise may not fit into other zoning districts because of their specialized land use needs and public purpose.

The rezoning request is to rezone a number of city-owned properties throughout the community from their current zoning designation to the Civic district. The properties include parks, trails, drainage facilities, fire stations, lift stations, water towers, and electrical substations.

The Comprehensive Plan identifies land use classification based upon intensity. The Civic land use intensity classification aligns with the Civic district and supports the rezoning.

Supporting Documentation:

Ordinance

Hearing Notice

Location Map

[Zoning Map](#)

[Future Land Use Map](#)

Civic Regulations – Updated 6/26/25