

# City Council Agenda Item Memo

**From:** Ryan Miller, City Planner

**Council Meeting:** July 22, 2025 / August 12, 2025

**Subject:** Ordinance 25-026: Change the Zoning within the City of Brookings (the South 110 feet of Outlot A in the Southwest ¼ in Section 20, Township 110, Range 49, City of Brookings, Brookings County, South Dakota, also known as 716 34<sup>th</sup> Avenue, from Agriculture A District to Business B-3 Heavy District).

**Presenter:** Mike Struck, Community Development Director

**Summary and Recommended Action:**

Andrew Vrchota has submitted a petition to rezone the South 110 feet of Outlot A in the Southwest ¼ in Section 20, Township 110, Range 49, also known as 716 34<sup>th</sup> Avenue. The request is to rezone the parcel from Agriculture A District to Business B-3 Heavy District. Staff Development Review Team recommends approval. The Planning Commission voted 8-0 to recommend approval.

**Item Details:**

The owner and the developer of a proposed adjacent storage unit development have a purchase agreement on the property. The property would need B-3 Zoning in order to allow for the use of storage units. The property will become part of the Legacy Addition storage unit development.

The property is located in a General Industrial future land use category which supports the proposed zoning of B-3. Adjacent property to the south and west was recently rezoned to B-3 and will also be part of the Legacy Addition. Property to the north is zoned Industrial I-1 Light District. To the west is Agriculture District and Planned Development District on City owned land.

**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

Petition to Rezone

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Zoning Map

Future Land Use Map

B-3 Zoning Regulations