

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: August 6, 2024

Subject: Future Land Use Map Amendments – 20th Street South

Person(s) Responsible: Ryan Miller, City Planner

Summary:

The Community Development Department has submitted a series of Future Land Use Map revisions along 20th Street South in the City of Brookings. The seven areas include zoned property located along the 20th Street South corridor that are in conflict with the future land use map or could see future redevelopment options that may require future land use map revisions. Proposed changes do not impact current zoning and any future rezoning request would be at the discretion of property owners.

Background:

The 2040 Comprehensive Plan includes a future land use map which guides the City of Brookings through its review of development proposals and rezoning requests. During the development of the comprehensive plan, plan consultants developed the future land use map using various criteria such as existing zoning and land use, development suitability and anticipated future land use and redevelopment.

Since the time of the adoption of the 2040 Comprehensive Plan, a number of changes have impacted the 20th Street South Corridor. In 2023, a new ramp to Interstate 29 opened. Leading up to this, a number of future land use map revisions were requested by developers related to new development and redevelopment along 20th Street South. The city anticipates more revisions will be requested in the coming years and has proposed a few changes in order to help add flexibility in future development proposals.

Item Details:

The proposed future land use map changes include:

Southwest Corner of 20th Street South / Interstate 29

This area includes multiple parcels and ownership of land immediately southwest of the new interstate ramp along 20th Street South including a northern portion of Western Estates. Portions of this area are currently classified as Mobile Homes and Open Space. The proposed future land use for this area is Urban High Intensity, which would match the future land use class for property located near the 6th Street and Interstate 29 ramp. This future land use class would support medium to high density residential development and all densities of commercial development.

The proposed floodplain map revision shifts the floodplain significantly to the south in this vicinity, although small areas of floodplain do remain along the southern portion of this area. Any development that would impact a floodplain would be required to submit floodplain development permits.

1600 Block of 20th Street South

This area includes 7.5 acres of land located between Bluegill Addition and the future Branch Creek Addition. The existing future land use classification is Medium Density Residential. The proposed future land use classification is Urban Medium Intensity. A number of recent requests have been submitted by developers in this area for revisions from Medium Density Residential to Urban Medium Intensity with commercial and office redevelopment in mind. Those requests include changes along 20th Street near Ace Avenue, Lucerne Avenue, Christine Avenue and the future commercial area of Branch Creek Addition. A change from Medium Density Residential to Urban Medium Intensity introduces the potential for a mix of uses including business zoning districts.

20th Street South / 9th Avenue

This area includes existing development and zoning that conflict with the future land use classification. An existing gas station and convenience store with Business B-2 district zoning conflicts with the future land use classification of Open Wetland. The proposed future land use classification of Urban Medium Intensity would align with the existing zoning district.

20th Street South / Tallgrass Parkway

This area includes multiple parcels of land located in a Business B-2A office district. Development in this area is ongoing and part of a Planned Development District. The planned development district was established in order to allow storage units for the Prairie Hills Landing development. Storage units are a use associated with the Business B-3 heavy district. The existing uses in this area align with the proposed Urban Medium Intensity future land use category.

20th Street South / Main Avenue South

This area located at the corner of 20th Street South and Main Avenue South is undeveloped and zoned as a Business B-2 district. The future land use classification is Urban Low Intensity and the proposed future land use classification is Urban Medium Intensity. This revision is based on development potential consistent with Main Avenue South which includes Business B-3 districts for a majority of the corridor. Development may be limited in this location however due to the dimensions of the buildable area and potentially limited access at the corner of Main Avenue and 20th Street South.

100 Block of West 20th Street South

This area includes an existing residential use located in an Agriculture zoning district. The future land use classification is a mix of low-high residential densities. The proposed future land use classification is Urban Low Intensity which would support the potential for a mix of future uses such as residential, business and office zoning districts. The property includes two parcels commonly owned for single family purposes.

Redevelopment west of Main Avenue South is less likely in the immediate future, however, in the further distance there may be a demand for future offices or commercial services in the area as the city continues growing to the south and west. The land is cut off from nearby residential developments meaning that any future development would be oriented towards 20th Street South.

The Development Review Team discussed concern with changing the future land use map in this area due to the potential timeline for any redevelopment being so far out. The Development Review Team thought it may be best to not intervene at this point in time. DRT also discussed whether commercial uses would be appropriate.

20th Street South / Western Avenue

This area includes four parcels of land with access to Western Avenue. The existing zoning varies from agriculture to high density residential. The future land use classification is currently Low Density Residential. The proposed future land use classification is Urban Low Intensity which would support the potential for a mix of future uses such as residential, business and office zoning districts.

Redevelopment west of Main Avenue is less likely in the immediate future, however, in the further distance there may be a demand for future offices or commercial services in the area as the city continues growing to the south and west. The land is cut off from nearby residential developments meaning that any future development limited to Western Avenue and 20th Street.

The Development Review Team questions whether or not the City should intervene at this point in time due to the potential redevelopment timeline being so far out.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval of the amendments with the exception of the change to the 100 Block of West 20th Street South and 20th Street South / Western Avenue.

Supporting Documentation:

Memo

Hearing Notice

Future Land Use Map Exhibits