

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner  
**Meeting:** June 6, 2023  
**Subject:** Future Land Use Map Amendments  
**Person(s) Responsible:** Ryan Miller, City Planner

**Summary:**

Two Future Land Use Map amendments have been requested.

Sioux Empire Development has submitted a proposal to amend the future land use map of the 2040 Comprehensive Plan. The proposal is to change an area from Open Space to Medium Density Residential.

Mills Development has submitted a proposal to amend the future land use map for three outlots which were recently acquired by the applicant and will be replatted together with an adjacent property. The proposal is to change the areas from Open Space and Manufactured Housing to Urban Medium Intensity.

**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.

**Item Details:**

The first amendment area would include portions of Block 28 in Timberline Addition including about half of the proposed Glenwood Circle. The applicant submitted a rezone and preliminary plat for the area in 2022 but the items were tabled until the LOMR was completed. The LOMR has since been completed and the applicant would like to proceed. With the LOMR complete, a future land use map revision removing the area from the flood plain could be supported and should precede the rezone and preliminary plat in order to better support both of those items.

The second amendment area would include three outlots recently acquired by Mills Development and will be replatted with the existing R'Surene Farm Addition into a new subdivision – Mills Fourth Addition. The current R'Surene Addition parcel is zoned B-3 with an Urban Medium future land use classification. The three adjacent outlots are zoned R-3A with manufactured housing and open space future land use classification. The open space land use classification exists only on Outlot 4 which currently includes

a roughly 170 square foot area of the current floodplain. The preliminary floodplain updates remove the floodplain entirely from Outlot 4.

**Options and Recommendation:**

The Planning Commission has the following options:

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

Staff and the Development Review Team recommend approval of both amendments.

**Supporting Documentation:**

1. Hearing Notice
2. Location Map – Timberline Addition
3. Zoning Map – Timberline Addition
4. Future Land Use Map – Timberline Addition
5. Preliminary Plat – Block 28 Timberline Addition
6. Location Map – Mills Fourth Addition
7. Zoning Map – Mills Fourth Addition
8. Future Land Use Map – Mills Fourth Addition
9. Preliminary Plat – Mills Fourth Addition