

# City Council Agenda Item Memo

**From:** Ryan Miller, City Planner

**City Council Meeting:** May 27, 2025 / June 10, 2025

**Subject:** Ordinance 25-018: Rezone Lot 1 in Clark Addition and Lot 2 in Clark Second Addition from an Agriculture A District to a Business B-3 Heavy District.

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

**Summary and Recommended Action:**

Legacy Storage Condos, LLC, has submitted a petition to rezone Lot 1 in Clark Addition and Lot 2 in Clark Second Addition from an Agriculture A District to a Business B-3 Heavy District. The Planning Commission voted 9-0 recommending approval. Staff recommends approval.

**Item Details:**

Lot 1 in Clark Addition is a 1.94-acre parcel of land located at 704 34<sup>th</sup> Avenue. The parcel is currently zoned Agriculture and located within a General Industrial future land use class which supports the Business B-3 Heavy District request. Adjacent property is zoned Agriculture to the east and west, Industrial I-1 Light District to the north, and Business B-2 District to the south.

Lot 2 in Clark Second Addition is a 1.7-acre lot of land located to the east of Lot 1 in Clark Addition. The parcel is currently zoned Agriculture. The parcel was included in a recent annexation petition and Future Land Use Map amendment. The Future Land Use Map is now Business Park / Light Industrial, which would support the proposed Business B-3 Heavy District request. Adjacent property is zoned Agriculture to the north and east, Industrial I-1 Light District to the west, and Business B-2 District to the south.

No portion of the rezone areas are impacted by the Floodplain Map.

**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

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map

B-3 Zoning Exhibit