

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: March 5, 2024

Subject: Future Land Use Map Amendments

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Jason Harms has requested an amendment of the future land use map from Urban Medium Intensity to General Industrial. The amendment area is located at the corner of 34th Avenue and Highway 14 Bypass.

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 applicant is interested in a future development that would require an I-1 light industrial zoning district. A change to an I-1 district would not be supported by the Urban Medium Intensity as described in the Comprehensive Plan. A General Industrial or Business Park future land use class would support the future rezoning request. The applicant prefers the General Industrial category.

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.

Supporting Documentation:

Hearing Notice
Location Map
Flood Plain Map
Future Land Use Map