

Planning Commission Agenda Item Memo

From: Bailey Maca, Associate Planner

Meeting: October 7, 2025

Subject: Rezone Outlot 19 in the NW ¼ of Section 23 exc. Lot H-1 Thereof Township 110 North Range 50 West of the 5th P.M., in the City of Brookings, Brookings County, South Dakota also known as 213 W HWY 14 Bypass.

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Todd Voss has submitted a petition to rezone Outlot 19 in the NW ¼ of Section 23 exc. Lot H-1 Thereof Township 110 North Range 50 West of the 5th P.M., in the City of Brookings, Brookings County, South Dakota also known as 213 W HWY 14 Bypass. The request is to rezone the parcel from Residential R-3 Apartment District to Business B-3 Heavy District. Staff recommends approval.

Item Details:

The owner is proposing to convert the former fraternity located at 213 W HWY14 Bypass to a motel or hotel. The property would need B-3 zoning in order to allow for the use of a hotel or motel as a permitted special use. A minimum lot area lot 1,000 square feet is required for each sleeping room or suite.

The property is located in a Business Bark (BP) future land use category, which supports the proposed zoning of B-3. The adjacent property to the west is zoned B-3, and the property to the south is zoned Industrial I-1 Light District. The properties to the north and east are zoned residential.

The Planning Commission makes recommendations to the City Council on petitions to rezone. Rezones are passed by Ordinance and require two meetings at the City Council including an additional public hearing at the second meeting.

Supporting Documentation:

Hearing Notice

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map