

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: June 25, 2024

Subject: Resolution 24-068: Future Land Use Map Amendment – for Outlots C – J of the NW ¼ of the SE ¼ of Section 11, Township 109, Range 50 and Blocks 1 & 2 of Voss-Kneip First Addition.

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Todd Voss has requested an amendment of the future land use map from Urban Low Intensity to Urban Medium Intensity. The amendment area is located along South Main Avenue near 40th Street South.

The Development Review Team Recommends approval. The Planning Commission voted 7-0 to recommend approval.

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 amendment area includes Outlots C – J of the NW ¼ of the SE ¼ of Section 11, Township 109, Range 50 and Blocks 1 & 2 of Voss-Kneip First Addition, which is located near the intersection of Main Avenue South and 40th Street South. Portions of the area along Main Avenue South are zoned Joint Jurisdiction Business B-3 Heavy District. The area to the west is zoned Joint Jurisdiction Residence R-3A District. The applicant would like to rezone the R-3A portion to B-3.

Adjacent future land use classes include Urban Low intensity to the north and south, Open Wetland to the east and Medium Density Residential to the west. Nearby existing zoning includes a mix of Joint Jurisdiction B-3, R-3A and Agriculture.

The area does not contain any floodway, floodplain or documented wetlands. The comprehensive plan's suitability model notes the potential for low to moderate development limitations, likely due to the potential for poor soil conditions.

The area is not located within the City's municipal boundaries and is not located within an annexation priority area. Any future rezone would be submitted to the Joint Jurisdiction Planning Commission.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – The Future Land Use Map Amendment will support future rezoning for commercial development.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / table / take no action

The Development Review Team recommends approval.

The Planning Commission voted 7-0 to recommend approval.

Supporting Documentation:

Resolution

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Zoning Map

Future Land Use Map