

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: September 3, 2024

Subject: Amendments to Chapter 94, Article IV, Division 2, pertaining to Sec. 94-165 related to the regulations for the commercial corridor design review overlay district.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

The City of Brookings is proposing amendments to the City's zoning ordinances located in Chapter 94, Article IV, Division 2, pertaining to Sec. 94-165 related to the regulations for the commercial corridor design review overlay district.

Item Details:

The overlay district was established in 2021 and has guided City staff, the Planning Commission and City Council in their reviews of development located within the districts along 6th Street, Main Avenue, 20th Street South and 22nd Avenue. Recently, there has been a desire to allow for an administrative review if the proposed development meets all of the requirements in the overlay district ordinance. Plans that do not meet all of the requirements of the overlay district will need to seek exceptions from the Planning Commission and City Council utilizing the current review process.

In order to help staff and developers understand whether or not exceptions will be necessary for a proposed development, staff has also made a number of changes to the overlay district ordinance in order to clarify the intent of the ordinance and remove subjectivity in certain sections of the code. An exemption for developments located with a Planned Development District has been removed and a companion ordinance amendment to Sec. 94-163 will be also be presented in order to understand the development process for PDDs located within the overlay district. The name of the overlay district is also being shortened to the Commercial corridor overlay district.

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

Ordinance – Marked

Ordinance – Clean