

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: September 24, 2024 / October 8, 2024

Subject: Ordinance 24-032: Rezone Lot 2 in Block 3B of Prairie Hills Addition from a Planned Development District with Business B-2A Office District Underlying Zoning to a Planned Development District with Business B-2 District Underlying Zoning.

Person(s) Responsible: Ryan Miller, City Planner

Summary and Recommended Action:

Prairie Hills, LLC has submitted a petition to rezone Lot 2 in Block 3B of Prairie Hills Addition from a Planned Development District with Business B-2A Office underlying district to a Planned Development District with Business B-2 underlying district. The Development Review Team recommends approval. The Planning Commission voted 6-0 to recommend approval.

Item Details:

Lot 2 in Block 3B of Prairie Hills Addition, is a 1.03-acre lot located at the southeast corner of 20th Street South and Tall Grass Parkway. Adjacent zoning includes Residence R-3A Multi-Family District to the north, PDD with Business B-2A Office underlying district to the east and south and Business B-2 District to the west. The area is located within an Urban Low Intensity Future Land Use according to the Comprehensive Plan, which supports the request for B-2 Zoning.

The original Planned Development District included Business B-2 District underlying zoning for the eastern portion of the district and Business B-2A Office District underlying zoning for the western portion of the district, including the area currently proposed for rezoning. During the original public meetings, concern was raised by adjacent residential property owners regarding the Business B-2 District near the residential developments north of 20th Street South. Since that time, ordinance amendments have been adopted such as Section 94-399 Landscaping and Section 94-165 Commercial Corridor Overlay District have helped reduce potential negative impacts of commercial development across from a residential district.

A Final Development Plan was recently submitted by a prospective buyer and developer of the lot. The site plan called for a drive-thru use which is now prohibited in the Business B-2A Office District per Ordinance 24-088 adopted earlier this year. The

applicant would like to continue pursuing a potential drive-thru use which would require the underlying zoning district to be amended from B-2A.

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