

# City Council Agenda Item Memo

**From:** Mike Struck, Community Development Director

**Council Meeting:** July 22, 2025 / August 12, 2025

**Subject:** Ordinance 25-025: Change the Zoning within the City of Brookings (various City properties from an Agriculture A District, Floodway FW District, Residence R-1 Rural Estate District, Residence R-1B Single-Family District, Residence R-2 Two-Family District, Residence R-3 Apartment District, Residence R-3A Apartments/Mobile Homes/Manufactured Housing District, Residence RMH Single-Family and Manufactured Housing District, Business B-3 Heavy District, Industrial I-1 Light District, Industrial I-1R Restricted District, Industrial I-2 Heavy District, and Planned Development District to a Civic C District).

**Presenter(s):** Mike Struck, Community Development Director

## **Summary and Recommended Action:**

The City of Brookings proposes to rezone various city parcels from an Agriculture A District, Floodway FW District, Residence R-1 Rural Estate District, Residence R-1B Single-Family District, Residence R-2 Two-Family District, Residence R-3 Apartment District, Residence R-3A Apartments/Mobile Homes/Manufactured Housing District, Residence Manufactured Home (RMH) Single-Family and Manufactured Housing District, Business B-3 Heavy District, Industrial I-1 Light District, Industrial I-1R Restricted District, Industrial I-2 Heavy District, and Planned Development District (PDD) to a Civic C District.

The Development Review Team recommends approval. The Planning Commission voted 8-0 to recommend approval.

## **Item Details:**

The City of Brookings created a new zoning district, Civic C District, in February 2025. The intent of the Civic C District is to provide for a zoning district for public and civic buildings and large institutional uses which otherwise may not fit into other zoning districts because of their specialized land use needs and public purpose.

The rezoning request is to rezone a number of city-owned properties throughout the community from their current zoning designation to the Civic C District. The properties include parks, trails, drainage facilities, fire stations, lift stations, water towers, and electrical substations.

The Comprehensive Plan identifies land use classification based upon intensity. The Civic land use intensity classification aligns with the Civic C District and supports the rezoning.

In the supporting documentation, there is a Uses Comparison document. This document lists the Zoning Districts across the top with the uses listed down the left. If a use has a "X" it is currently allowed within the respective zoning district. The uses which are grayed are currently allowed, but if the rezoning to Civic is approved, would not be allowed within the Civic C District. There are uses listed which are similar to allowable uses in the Civic C District; however, the primary difference is the Civic C District focuses on public uses and public assembly type facilities.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

Sustainability – The City of Brookings will meet environmental, community and economic desires and needs without compromising future generations' quality of life by strategically planning, implementing and maintaining infrastructure and facilities.

**Financial Consideration:**

None.

**Supporting Documentation:**

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

[Zoning Map](#)

[Future Land Use Map](#)

Civic Regulations

Uses Comparison