

# City Council Agenda Memo

**From:** Ryan Miller, City Planner

**City Council Meeting:** November 23, 2021 / December 14, 2021

**Subject:** Ordinance 21-041: request to rezone Lot 2, Block 19 in Prairie Hills Addition from Business B-2 District to Residence R-3 Apartment District

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

**Summary:**

Prairie Hills LLC has submitted a request to rezone Lot 2, Block 19 in Prairie Hills Addition from Business B-2 District to Residence R-3 Apartment District.

**Background:**

The property is part of a larger B-2 Zoning District near the intersection of Main Avenue South and 20<sup>th</sup> Street South. The broader B-2 District has been planned for future commercial development to serve the Prairie Hills Addition development as well as other residential growth in southern Brookings. A majority of the larger B-2 District will retain its current zoning.

**Item Details:**

Lot 2, Block 19 is a proposed 4.3-acre lot situated along a future portion of Sweetgrass Drive. The lot will be adjacent to B-2 zoning to the west, north and east. Existing R-3 zoning will be located to the south across a wetland tract. The Future Land Use Map classifies this area as Medium Density Residential (MDR) which supports residential uses up to 12-units per acre. Higher density on Lot 2, Block 19 would be supported due to the average development density of Prairie Hills Addition which includes lower density development to the south and east.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

Economic Growth – the rezoning would provide an opportunity for multi-family housing.

**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 / take no action / table

The Development Review Team and staff recommend approval. The Planning Commission voted 5-0 recommending approval of the rezone.

**Supporting Documentation:**

Memo

Ordinance

Planning Commission Minutes

Legal Notice - Planning Commission

Legal Notice – City Council

Application

Area Map

Zoning Map

Future Land Use Map