

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: January 27, 2026 / February 10

Subject: Ordinance 26-005: Rezone Block 1 of Mills Third Addition in NW ¼ Excluding H1 & H2 there of Section 6-109-49 from the Residential R-3A apartments/mobile homes/manufactured housing district to a Business B-2 District.

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Access Holdings LLC has submitted a petition to rezone. The request is to rezone Block 1 of Mills Third Addition in NW ¼ Excluding H1 & H2 there of Section 6-109-49 from Residential R-3A apartments/mobile homes/manufactured housing district to a Business B-2 District. The Development Review Team recommends approval. The Planning Commission voted 9-0 to recommend approval.

Item Details:

Block 1 of Mills Third Addition is a 3.10-acre parcel currently zoned Residential R-3A apartments/mobile homes/manufactured housing district and located within an Urban High Intensity future land use class which supports the Business B-2 District request. Adjacent property is zoned Civic to the north, Agriculture to the east, Residential R-3A apartments/mobile homes/manufactured housing to the south, and Business B-3 Heavy to the west.

The proposed B-2 zoning would allow for commercial development that aligns with the Urban High Intensity future land use designation.

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