

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: September 26, 2023 / October 10, 2023

Subject: Ordinance 23-031: Rezone a Portion of Block 5, Original Plat Addition from Residence R-2 Two-Family District and Business B-2A Office District to a Planned Development District with Business B-1 Central District Underlying Zoning

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

East Central Mental Health has submitted petition to rezone a portion of Block 5 in the Original Plat Addition from R-2 and B-2A to a Planned Development District with B-1 underlying zoning. The rezone area includes four lots owned by East Central Mental Health used for the Brookings Behavioral Health and Wellness Ivy Center.

Background:

The Ivy Center, located at 211 4th Street along with adjacent lots at 203 4th Street and 410 2nd Avenue is a health facility seeking to expand within its currently owned parcels at the corner of 4th Street and 2nd Avenue. The applicant owns four parcels of land, two of which are zoned B-2A and two of which are zoned R-2. The proposal is to combine the lots into one and rezone to a PDD (Planned Development District) with B-1 underlying zoning. A separate Initial Development Plan is required for a rezone to a PDD and has been submitted alongside the rezone request.

Item Details:

Of the four existing lots, 410 2nd Avenue and 203 4th Street are zoned R-2 and have existing residential dwellings owned and use by the Ivy Center. Property located at 211 4th Street includes the primary lot on which the main Ivy Center facility sits as well as a separate parcel containing a detached garage. Both lots are zoned B-2A.

Adjacent zoning includes R-2 District to the north, west and south, and B-2 District to the east. The Future Land Use Map classifies the area as part of the Downtown District, which would support the request for a B-1 Central District Underlying District.

The rezoning request precedes an Initial Development Plan, which will be presented along with the second reading and public hearing on the rezone request. Both items were discussed at the September 5, 2023 Planning Commission. Concerns were raised regarding elements of the site plan proposed with the Initial Development Plan. Those concerns included the scale, setbacks, and screening of the proposed building, the

commercial design of the structure within a residential neighborhood, and parking, including a request for diagonal boulevard parking which received negative comments. The issue regarding diagonal parking is not associated with either the request to rezone the property nor the Initial Development Plan due to that being an offsite right-of-way issue. The diagonal parking issue will be a separate issue of discussion.

Legal Consideration:

None.

Strategic Plan Consideration:

Safe, Inclusive, & Connected Community – the rezone would support the Ivy Center’s proposed expansion and expand mental health care options within the community.

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 recommends approval of the rezone of a portion of Block 5, Original Plat Addition from Residence R-2 Two-Family District and Business B-2A Office District to a Planned Development District with Business B-1 Central District Underlying Zoning.

The Planning Commission voted 6-0 to recommend approval of the rezone of a portion of Block 5, Original Plat Addition from Residence R-2 Two-Family District and Business B-2A Office District to a Planned Development District with Business B-1 Central District Underlying Zoning.

Supporting Documentation:

- Ordinance
- Hearing Notice – City Council
- Hearing Notice – Planning Commission
- Planning Commission Minutes
- Petition to Rezone
- Initial Development Plan
- Location Map
- Zoning Map
- Future Land Use Map