

City Council Agenda Item Memo

From: Bailey Maca, Associate Planner

City Council Meeting(s): October 28, 2025 / November 18, 2025

Subject: Ordinance 25-033: an Ordinance to change the Zoning within the City of Brookings (Outlot 19 in the NW 1/4 of Section 23, Excluding Lot H-1 Thereof, T110N, R50W, also known as 213 West Highway 14 Bypass, from Residence R-3 Apartment District to Business B-3 Heavy District).

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Todd Voss has submitted a petition to rezone Outlot 19 in the Northwest Quarter of Section 23, excluding Lot H-1 Thereof, Township 110 North, Range 50 West, of the 5th P.M., in the City of Brookings, Brookings County, South Dakota also known as 213 West Highway 14 Bypass. The request is to rezone the parcel from Residential R-3 Apartment District to Business B-3 Heavy District. The Development Review Team recommends approval. The Planning Commission Voted 8-0 to recommend approval.

Item Details:

The prospective owner is proposing to convert the former fraternity located at 213 West Highway 14 Bypass to a motel or hotel. The property would need B-3 Zoning in order to allow for the use of a hotel or motel as a permitted special use. A minimum lot area lot 1,000 square feet is required for each sleeping room or suite.

The property is located in a Business Bark (BP) future land use category, which supports the proposed zoning of B-3. The adjacent property to the west is zoned B-3, and the property to the south is zoned Industrial I-1 Light District. The properties to the north and east are zoned residential. The prospective owner proposes using the existing structures.

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