

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: September 23, 2025 / October 14, 2025

Subject: Ordinance 25-032: Rezone the West Half of The Northwest Quarter, Excluding Platted Areas in Section 20, Township 110, Range 49, City of Brookings, Brookings County, South Dakota from Agriculture (A) District to an Industrial (I-1) Light District.

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

NE Hansen LLC has submitted a petition to rezone the West Half of the Northwest Quarter, Excluding Platted Areas in Section 20, Township 110, Range 49. The request is to rezone the land as described from Agriculture (A) District to Industrial (I-1) Light District. The Development Review Team recommends approval. The Planning Commission voted 8-0 to recommend approval.

Item Details:

The rezone area is approximately 54 acres located at the southeast corner of 34th Avenue and US Highway 14 Bypass. The area was recently annexed into the City of Brookings. Prior to annexation, a Future Land Use Map revision was applied for and approved changing the area from Urban Medium Intensity to General Industrial for future use. The General Industrial future land use category supports a rezone to Industrial I-1.

Adjacent zoning districts include Agriculture to the north, east, and south. Adjacent land to the south is zoned Business B-3 Heavy District and Industrial I-1 Light District.

The owner has submitted a preliminary plat for the same 54 acres, which proposes seven lots to be zoned I-1 if the rezoning is approved.

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

I-1 Zoning Regulations