

# Planning Commission Agenda Memo

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

**Meeting:** October 3, 2023

**Subject:** Amendments to Chapter 94, Article IV, Section 94-130, Section 94-136, Section 94-137 and Section 94-161 related to the establishment of public transportation facility as an allowable use.

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

## **Summary:**

The City of Brookings is proposing amendments to the City's zoning ordinances located in Chapter 94, Article VI related to a new permitted use in the Industrial I-1 light district, Industrial I-2 heavy district and Industrial I-1R restricted district.

## **Background:**

Public transportation facility is currently defined in the zoning ordinance as a place where the transfer of people between modes of transportation takes place or where a centralized dispatch of public transit vehicles occurs. This use may include facilities for the minor servicing of vehicles.

A public transportation facility is currently allowed as a permitted use in the B-1, B-2, B-3, and B-4 zoning districts.

## **Item Details:**

The proposed ordinance amendment would add a public transportation facility as a permitted use in the I-1, I-2 and I-1R districts. Public transportation facilities are generally associated with larger, warehouse type structures as the size of the vehicles (passenger vans, sprinters, buses, etc.) necessitate taller sidewall heights, greater turning radius, and more space for parking, storing, and minor fixing of vehicles. These facilities are comparable to industrial and warehousing structures and would be appropriate for an industrial district based upon mass and scale of the structures.

Other permitted uses in the industrial districts of similar intensity or character as a public transportation facility include: manufacturing, warehousing, parking facility or lot, and truck stop.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval.

**Supporting Documentation:**

Hearing Notice

Ordinance – Clean