

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: July 23, 2024 / August 13, 2024

Subject: Ordinance 24-022: Rezone Outlot J in the SE ¼ of Section 11, Township 109, Range 50 West, Brookings County, South Dakota

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

Summary:

Todd Voss has submitted a petition to rezone Outlot J in the SE ¼ of Section 11, Township 109, Range 50 West. The area is currently zoned Joint Jurisdiction Residence R-3A. The property owner would like to rezone the property to Joint Jurisdiction Business B-3 Heavy District in anticipation of a future commercial redevelopment of the lots. The Development Review Team recommends approval and the Planning Commission voted 7 - 0 recommending approval of the rezone.

Background:

The property owner recently submitted a request to amend the Future Land Use Map of the City's 2040 Comprehensive Plan. The request amended the Future Land Use Map to Urban Medium Intensity, a future land use category which supports a mix of residential and business uses, including high density residential and business. The applicant requested the amendment of the Future Land Use Map in anticipation of a subsequent rezoning petition to Business B-3 Heavy District.

Item Details:

The request is to rezone the property from Joint Jurisdiction R-3A to Joint Jurisdiction Business B-3 Heavy District. Adjacent zoning includes JJ B-3 Heavy District to the south and west, JJ Agriculture to the north, and JJ R-3A Multifamily Residential to the east. The area is located within a roughly half-mile stretch of JJ B-3 Zoning along Main Avenue South. Joint Jurisdiction B-3 Zoning would be administered by the City of Brookings and development will need to meet City standards, including B-3 Zoning and supplemental zoning standards.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – the rezone will support future commercial development.

Financial Consideration:

None.

Supporting Documentation:

Ordinance

Hearing Notice – Joint Planning Commission

Joint Planning Commission Minutes

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map