

Planning Commission Agenda Item Memo

From: Bailey Maca, Associate Planner

Meeting: November 4, 2025

Subject: Rezone Lot 3 of Block 2 of Telkamp Industrial Addition from an Industrial I-1R Restricted District to an Industrial I-1 Light District.

Person(s) Responsible: Ryan Miller, City Planner

Summary and Recommended Action:

The City of Brookings has submitted a petition to rezone Lot 3 of Block 2 of Telkamp Industrial Addition from Industrial I-1R Restricted District to an Industrial I-1 Light District.

Staff recommends approval.

Item Details:

Lot 3 of Block 2 of Telkamp is a 5.57-acre parcel of land. The parcel is currently zoned Industrial I-1R Restricted District and located within a General Industrial future land use class which supports the Industrial I-1 Light District rezone request. Adjacent property is zoned Industrial I-1 Light District to the north, east, and south and Industrial I-1R Restricted District to the west.

The Industrial I-1R Restricted District is intended to provide for aesthetically designed industrial areas primarily near and adjacent to major arterials. Additional design standards, a lot coverage maximum, and stricter set backs are included in the I-1R District. The site is located on the east side of Prince Drive, a local (non-arterial) street. It does not directly abut any arterial roadways; the nearest is Interstate 90, situated approximately 880 feet to the west. The adjacent parcel to the north was rezoned from Industrial I-1R Restricted to I-1 Light Industrial in March 2021.

The future land use map supports the rezoning of the parcel.

Supporting Documentation:

Hearing Notice
Location Map
Zoning Map
Future Land Use Map