

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: April 16, 2024

Subject: Resolution 24-037: Future Land Use Map Amendment for Tract 1 of Hansen Addition

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

Summary:

Jason Harms has requested an amendment of the Future Land Use Map from Urban Medium Intensity to General Industrial. The amendment area is located at the corner of 34th Avenue and Highway 14 Bypass.

The Development Review Team recommends approval.
The Planning Commission voted 8-0 to recommend approval.

Background:

The 2040 Comprehensive Plan includes a Future Land Use Map which guides the City of Brookings through its review of development proposals and rezoning requests. During the development of the Comprehensive Plan, consultants developed the Future Land Use Map using various criteria, such as existing zoning and land use, development suitability, and anticipated future land use and redevelopment. The Comprehensive Plan is a guideline for making land use decisions and the Future Land Use Map depicts the desired land use intensity for areas throughout the community. The Comprehensive Plan (page 78 excerpt, attached) identifies three important points about the Development Concept and Future Land Use Map:

- Property Owners Decide
- Generalized Map
- Basis for Land Use Decisions

If or when a discrepancy between the Future Land Use Map and a development proposal exists, an amendment to the Comprehensive Plan via a text amendment or Future Land Use Map amendment is proposed and debated on whether it is appropriate for the area, neighborhood, community and if it consistent with the vision of the community.

Item Details:

The land owner is interested in a future development which would require an I-1 Light Industrial Zoning District. A change to an I-1 District would not be supported by the Urban Medium Intensity as described in the Comprehensive Plan. A General Industrial

or Business Park Future Land Use Class would support the future rezoning request. The applicant prefers the General Industrial category.

Portions of the tract are in an Open/Floodplain Future Land Use category. No portions of the Open/Floodplain Future Land Use areas will be amended. Only portions of the Urban Medium Intensity south of the Highway 14 Bypass will be amended.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – the amendment will support a potential rezoning petition which would support future business or industrial growth.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Development Review Team recommends approval.

The Planning Commission voted 8-0 to recommend approval.

Supporting Documentation:

Resolution

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Flood Plain Map

Future Land Use Map