

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: March 24, 2026 / April 14, 2026

Subject: Ordinance 26-012: Rezone a portion of Bluegill Second Addition, a portion of Bluegill Third Addition and a portion of the SE 1/4 of the NW 1/4 in Section 1, Township 109N, Range 50W from Agriculture A District and Residence R-1D Single-family District to Residence R-1D Single-family District and Residence R-3 Apartment District.

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Bluegill Inc. has submitted a petition to rezone portions of Bluegill Second and Third Additions, along with portions of unplatted adjacent land. The request to rezone is being submitted alongside a preliminary plat for additional lots in Bluegill Second and Third Additions. Portions of the area will be rezoned from Agriculture to Residence R-1D Single-Family District and Agriculture to Residence R-3 Apartment District while other portions will be rezoned from R-1D to R-3. Staff recommends approval. The Planning Commission voted unanimously to recommend approval.

Item Details:

The developer has progressed in plans to plat additional lots in Bluegill Second and Third Additions along Lucerne Avenue and Ace Avenue. With the preliminary plat ready to be submitted to the Planning Commission and City Council for review, the developer is also seeking to align their proposed zoning within the preliminary plat area. Areas west of Ace Avenue, along Lucerne Avenue and Grey Goose Street, will be zoned R-1D. Areas east of Ace Avenue will be zoned R-3.

The rezone area is located partially within Medium Density Residential and Open Wetland future land uses within the Future Land Use Map. The portion of the rezone area in the Open Wetland is mostly zoned R-1D currently, with a narrow portion being zoned agriculture. A portion of proposed R-1D zoning is located within existing floodplain. A Conditional Letter of Map Revision through FEMA shows there will be no floodplain issues due to compensatory storage from pond excavation west of Lucerne Avenue. An additional drainage lot located near Lucerne Avenue and Grey Goose Street will be platted and zoned R-1D.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – The City of Brookings will support effective diversity 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

Preliminary Plat