

City Council Agenda Memo

From: Mike Struck, Community Development Director

City Council Meeting: October 24, 2023 / November 14, 2023

Subject: Ordinance 23-036: Amendments to Chapter 94, Article IV, Section 94-1310, Section 94-132, 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 IV related to a public transportation facility as a new permitted use in the Industrial I-1 District, Industrial I-2 Heavy District, and Industrial I-1R Restricted District and as a permitted special use in the Business B-1 Central District and Business B-2 District.

Background:

A 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.

The Planning Commission discussed the appropriateness of a public transportation facility in Business Zoned Districts and determined based upon the definition, specifically the transfer of people between modes of transportation, that the B-1 and B-2 Zoning Districts should continue to allow the use with some restrictions. Planning Commission discussed how B-1 and B-2 lots are generally smaller and would not be appropriate zones for a large facility for the housing of vehicles, buses, etc. An amendment was proposed to reclassify a public transportation facility from a permitted use to a permitted special use and limit the size of the facility to not more than 3,000 square feet. The Planning Commission was concerned with making sure bus shelters and similar type transfer facilities would not be impacted by the square footage limitation; however, was open to further limiting the size of the facility if the City Council felt it appropriate.

Legal Consideration:

None.

Strategic Plan Consideration:

The proposed amendments are consistent with the City Council strategic plan of Economic Growth and Sustainability by allowing the use of industrial zones and buildings for public transportation facilities and ensuring public transit continues to provide services for the community.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

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

The Planning Commission voted 7 - 0 to recommend approval. Staff recommends approval.

Supporting Documentation:

Memo

Ordinance

Notice

Planning Commission Minutes