

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: June 25, 2024 / July 9, 2024

Subject: Ordinance 24-009: Rezone 2311 Yorkshire Drive from a Residence R-3 Apartment District to a Business B-2A Office District

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

Summary:

Brookings Health System has submitted a petition to rezone the East 221.4-feet of Outlot B in Section 30, Township 110, Range 49 and the West 39-feet of Block 5 in Mayland Addition, also known as 2311 Yorkshire Drive from a Residence R-3 Apartment District to a Business B-2A Office District. The Development Review Team recommends approval. The Planning Commission voted 7-0 to recommend approval.

Background:

The 1.76 acre parcel is owned by the Brookings Health System and has historically been used for personal health services despite the R-3 zoning. Past and current uses include dental and eye care services. The existing use is grandfathered as a non-conforming use and subject to Section 94-41. The owner would like to consider demolishing the existing structure and rebuild on the site with future personal health service type uses. A rezone will be required to establish a new use of a new future building on the site.

Item Details:

The current zoning of the property is Residence R-3 Apartment District. Adjacent zoning districts include Residence R-1B Single-Family District to the north and west, Business B-2A Office District to the south and east, and Residence R-3 Apartment District to the south. Existing uses include the Brookings Hospital to the north, a religious institution to the west, health services and residential to the south, and a vacant lot to the east.

The Urban High Future Land Use category supports a B-2A Zoning. The planned use is a permitted special use in the district with a condition that no hospitals are allowed.

Legal Consideration:

None

Strategic Plan Consideration:

Safe, Inclusive, & Connected Community – the rezone will support future health services to serve 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 the item to a study session
5. Discuss / take no action / table

The Development Review Team recommends approval.

The Planning Commission voted 7-0 to recommend approval.

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

Zoning Exhibit