

OFFICIAL MINUTES

Item #12- The City of Brookings submitted amendments to Chapter 94, Zoning, pertaining to Section 94-128(a) and Section 94-128(f) related to standards for density and height in the Residence R-3A apartments/mobile homes/manufactured housing district.

(Schmeichel/Mills) Motion to approve the amendments. All present voted aye. **MOTION CARRIED.**

Item #12 – Struck explained that staff has reviewed some of the ordinances that appear to be “road blocks” for some of the developers. Staff would like to eliminate the per unit density requirement due to developers moving towards smaller units and focusing more on efficiency and one bedroom apartments, allowing for more units within a building footprint. Increasing the maximum height allowed for 9 foot ceilings heights would increase the height of a 4-story building from 45 feet to 60 feet. This also would allow for 2-foot trusses to accommodate HVAC systems. And the third part of the amendment is to clarify conditional requirements regarding bufferyards when buildings of more than 30 feet in height when adjacent to any residential zoned property.