

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: March 7, 2023

Subject: Future Land Use Map Amendment – West 20th Street South

Person(s) Responsible: Ryan Miller, City Planner

Summary:

The City of Brookings has submitted a proposal to amend the future land use map of the 2040 Comprehensive Plan. The proposal is to change the area from Open Wetlands to Medium Density Residential.

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, 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 City has had initial discussions regarding a potential development at 1115 West 20th Street South. The parcel is currently half Open Wetlands and half Urban Medium. The applicant would like the entire parcel in the Urban Medium future land use class.

Item Details:

The parcel is a thirty-acre piece of property on West 20th Street South. The applicant recently purchased the property and is beginning their development concept planning. The property is located in the Joint-Jurisdiction area, however, the applicant has also submitted a petition for annexation of the property. A future rezone application will follow.

The development suitability map in the comprehensive plan describes the area as having low and moderate development constraints mainly due to the low laying nature of the land and its susceptibility to water issues. The area is not in the current floodplain. The draft floodplain revision map under review by FEMA shows the potential 500-year event penetrating the site, however, the 100-year floodplain would remain off site.

Nearby areas are described as Medium Density Residential in the future land use map including the Brighton Road residential area to the north and the River Run and Valley View developments to the east. The same future land use category continues to the south and east alongside the open wetland area. The Medium Density Residential future land use class calls for residential development in the four to twelve dwelling units per acre range.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval.

Supporting Documentation:

1. Legal Notice
2. Location Map
3. Future Land Use Map
4. Development Suitability Exhibit