

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: March 7, 2023

Subject: Future Land Use Map Amendment – South Main Avenue

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 Urban-Low to Urban-Medium.

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 on the corner of Main Avenue South and Trail Ridge Road which would not be supported by the current future land use classification of urban low in this area. This prompted staff to reexamine the area of South Main Ave between 8th Street and 12th Street in terms of existing and future land use potential.

Item Details:

The area of South Main Avenue between 8th Street and 12th Street includes roughly 18 properties zoned B-3 and R-B4. The area includes heavy business uses including machinery dealers, lumberyards, warehouses, retail and contractor shops. The area is located along a primary arterial, Main Avenue between two major collector streets, 8th Street and 12th Street. The current land uses and redevelopment potential given its location amongst important transportation corridors could support a higher future land use classification. Limitations could include height restrictions near the airport landing zone and limited connectivity beyond the primary arterial and collector streets.

Main Avenue to the north of this corridor is classified as Urban Medium from 8th Street South to 2nd Street South where the Downtown corridor begins in the future land use map. Transitioning the area between 8th Street South to 12th Street South would be an extension of this future land use class to the south along Main Avenue. Areas to the east and west of the proposed change area are classified as Medium Density Residential which would match the medium intensity described in Urban Medium. Areas to the south include High Density Residential and another cluster of Urban Low intensity

south of 12th Street South which may also warrant future examination for an upgrade to Urban Medium.

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. Zoning Map
4. Future Land Use Map
5. Urban Low Exhibit
6. Urban Medium Exhibit