

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** March 7, 2023

**Subject:** Rezone – Brookings Marketplace from PDD with B-4 underlying to PDD with B-2 underlying

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

The City of Brookings and Ryan Companies US, Inc. have submitted a petition to rezone Block 9 of Weise Addition, near the I-29/6<sup>th</sup> Street interchange. The request is to rezone the PDD from a Business B-4 highway underlying district to a Business B-2 underlying district. A corresponding initial development plan layouts proposed uses and site specific variations from zoning regulations.

## **Background:**

Block 9 of Weise Addition is a roughly 26.2-acre site along 6<sup>th</sup> Street and I-29. The site was formerly owned and occupied by the South Dakota Department of Transportation. The site includes frontage and access from 6<sup>th</sup> Street along with I-29 frontage. The property was rezoned from Business B-4 highway district and Business B-5 research district to a Planned Development District in 2012 and rezoned to PDD with a B-4 underlying district in 2017.

## **Item Details:**

Ryan Companies US, Inc. has submitted a proposed initial development plan with a mix of proposed retail uses. The applicant is proposing B-2 due to the smaller lot sizes allowed in that district. The development would include five developable lots of varying sizes with the smallest being roughly 27,000 square feet. The minimum lot area in the B-4 zoning district is 40,000 square feet whereas the minimum lot area in the B-2 district is 15,000 square feet.

Adjacent zoning includes a range of business districts including Business B-3 heavy district to the south across 6<sup>th</sup> Street, Business B-4 highway district and PDD to the east and Business B-5 research district and PDD to the north. B-2 zoned properties exist along 6<sup>th</sup> Street, the primary commercial corridor in the City of Brookings, including 0.25 miles to the east at the intersection of 6<sup>th</sup> Street and 34<sup>th</sup> Avenue.

The future land use plan describes the area as Urban High Intensity, which would support a rezone to B-2. The Urban High future land use proposes a mix of uses including regional commercial with access to freeways, highways and arterials.

**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. Petition to Rezone
6. B-2 Zoning Exhibit
7. Urban-High Land Use Exhibit