

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** April 4, 2023

**Subject:** Future Land Use Map Amendment – 20<sup>th</sup> 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 Medium Density Residential 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. Staff has been approached by the owners of property along 20<sup>th</sup> Street South with a development concept that includes commercial development along 20<sup>th</sup> Street South and a residential community development to the south. The commercial area will include a rezoning request to Business B-2 district, which is not supported by the Medium Density Residential future land use class. Therefore, the owner is interested in a revision to Urban Medium Intensity.

**Item Details:**

The amendment area would include roughly 2.85 acres of property along 20th Street S near Tanbury Lane. The area is currently Medium Density Residential which matches adjacent residential development in Bluegill Addition and Arbor Hill Addition. The owner is proposing a primarily residential development of the 23.13 acres of land between the Fishback Soccer Complex and Bluegill Addition. The owner is looking for the potential to include some neighborhood commercial in the development in the area near 20th Street South. That development concept would require the future land use map amendment.

Similar amendments have been made along 20th Street South in Reserve Addition and Arbor Hill Addition in order to support potential commercial areas along 20th Street South. The Urban Medium future land use class would be supportive of the concurrent rezoning request for the 2.85 acres to Business B-2 district. The Urban Medium intensity future land use class is similar in density to adjacent areas of Medium Density Residential but supports a mix of zoning including commercial.

**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 and the Development Review Team recommend approval.

**Supporting Documentation:**

1. Hearing Notice
2. Location Map
3. Zoning Map
4. Future Land Use Map
5. Urban Medium Exhibit