

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 4, 2023

Subject: Rezone Lot 2 Cree Village Indian Hills Addition and Outlots 7A, 7 and 8 excluding Lot H1 and H2 in Lot 8, City of Brookings from Business B-3 heavy district and RB-4 neighborhood business district to Planned Development District with Business B-2 district underlying zoning.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Minor Investments has submitted petitions to rezone Lot 2 Cree Village Indian Hills Addition and Outlots 7A, 7 and 8 excluding Lot H1 and H2 in Lot 8 in the City of Brookings from Business B-3 heavy district and RB-4 neighborhood business district to Planned Development District with Business B-2 district underlying. The request would rezone roughly 3.39 acres into a Planned Development District.

Background:

Minor Investments has proposed a development concept on the two lots which will necessitate a Planned Development District due to the proposed mixed use development with internal shared amenities. The development process will require a rezone, initial development plan and preliminary plat, all of which have been submitted concurrently. A future land use map amendment for the area preceded the rezoning request. The recommendation made in March 2023 was to amend the future land use map to Urban Medium Intensity.

Item Details:

The applicant is proposing a mixed use development at the corner of Main Avenue South and Trail Ridge Road. The development would include a mixed-use building on the eastern parcel, which is currently zoned RB-4, with multiple ground floor commercial spaces and apartment units on the upper levels. Additionally, townhomes are proposed on the western parcel of the planned development district, which is currently zoned Business B-3 heavy district.

A mixed business/residential use in a B-2 district is considered a permitted special use with the following criteria:

- a. Provisions of article II of this chapter shall govern all residential uses.
- b. A site plan showing off-street parking for each use shall be submitted.

A site plan, identification of specific uses and zoning standards, and phases of development will be outlined on the initial development plan component of the planned development district review process.

Adjacent zoning includes a mix of residential and commercial. To the north and east is a large area of Business B-3 zoned property along Main Avenue South. To the west is Residence R-3 zoned property with a mix of single-family and multi-family developments in Indian Hills. To the south is an area of Business B-2 district which includes the Galleria.

A recent recommendation to revise the future land use map for the area will revise the future land use class to Urban Medium Intensity. The revision makes the future land use class more supportive of a mixed use development with multi-family housing than the current Urban Low Intensity.

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. Petition to Rezone
3. Location Map
4. Zoning Map
5. Future Land Use Map