

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: March 28, 2023 / April 11, 2023

Subject: Ordinance 23-009: Rezone Block 9 of Wiese Addition from Planned Development District with Business B-4 Highway District underlying to Planned Development District with Business B-2 District underlying

Person(s) Responsible: Mike Struck, Community Development Director

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 / 6th Street interchange. The request is to rezone the Planned Development District from a Business B-4 Highway Underlying District to a Business B-2 Underlying District. A corresponding Initial Development Plan and Preliminary Plat have been submitted.

Background:

Block 9 of Wiese Addition is a roughly 26.2-acre site along 6th 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 6th 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 Planned Development District 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 6th 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 6th Street, the primary commercial corridor in the City of Brookings, including 0.25 miles to the east at the intersection of 6th Street and 34th 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.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – The rezone will support a proposed commercial development located at the Brookings Marketplace.

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a Study Session
5. Discuss / take no action / table

Staff and the Development Review Team recommend approval.

The Planning Commission voted 7 – 0 to recommend approval.

Supporting Documentation:

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Zoning Map

Future Land Use Map

Petition to Rezone

B-2 Zoning Exhibit

Urban-High Land Use Exhibit