

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: April 25, 2023 / May 9, 2023

Subject: Ordinance 23-016: Rezone Lot 6 in Block 8, Lots 82-86 in Block 11, Lots 7-14 in Block 12, Lots 72-81 in Block 14, Lots 93-101, 111A, 111B, 111C and 112A in Block 15, Lot 155C, All in Prairie Hills Addition, and the South 1,000 feet of the West 700 feet excluding platted areas in the NE quarter of Section 2, Township 109, Range 50, Brookings County, South Dakota from Residence R-3 Apartment District to Residence R-1B Single Family District.

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

Summary:

Prairie Hills LLC has submitted a rezoning request for portions of the Prairie Hills development in order to align the proposed R-1B, R-3 and B-2 districts with recently submitted final plats.

Background:

The Prairie Hills development includes a mix of zoning districts including Business B-2 and Business B-2A office districts to the north, Residence R-3 apartment district and Residence R-1B single-family district. As final plats and development have occurred in the recent past, several lots in the transition area between the B-2, R-3 and R-1B districts have become split zoned. The developer has submitted a rezoning application to clean up the district boundary lines as well as better align the zoning districts with the expected development patterns.

Item Details:

The Prairie Hills development includes areas zoned B-2. The specific areas where commercial development is expected has become refined as Tall Grass Parkway and Sweetgrass Drive have been completed and development has begun along these streets. Areas to the south are intended to transition into residential use with a higher density R-3 district immediately to the south of the B-2 district and a lower density R-1B district further to the south.

A few areas to the south and east of the future Tall Grass Parkway and Sweetgrass Drive roundabout are currently zoned B-2 but not expected to be used for commercial purposes. Wetland C Tract 1A will be an undeveloped wetland lot while Lots 89-91 will become R-3 zoned lots along Sweetgrass Drive. These three lots are not yet platted.

Transitioning to the south, Lot 6 of Block 8, Lots 82-86 of Block 11, Lots 7-14 of Block 12, Lots 72-81 of Block 14, Lots 93-101 and 111A, 111B, 111C and 112A of Block 15, Lot 155C and remaining unplatted areas will be rezoned to R-1B to match the zoning with the single-family development concept for this portion of Prairie Hills. Portions of this area were split zoned R-1B and R-3. This rezone will clean up split zoned lots and properly align the R-1B zoning district with the single-family portion of the development.

The following lots will be rezoned to Residence R-3 Apartment District:

- Lots 89-91 in Block 11 (future lots to be platted as R-3)
- Wetland C Tract 1A

The following lots will be rezoned to Residence R-1B Single-family District:

- Rezone Lot 6 of Block 8
- Lots 82-86 in Block 11
- Lots 7-14 in Block 12
- Lots 72-81 in Block 14
- Lots 93-101 and 111A, 111B, 111C and 112A in Block 15
- Lot 155C
- Additional unplatted areas

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – The rezone supports the ongoing development of Prairie Hills.

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 of the requests.

Supporting Documentation:

1. Ordinance
2. Hearing Notice – City Council
3. Hearing Notice – Planning Commission
4. Planning Commission Notes

5. Petition to Rezone
6. Current Zoning Map
7. Rezone Map Exhibit