

City Council Agenda Memo

From: Ryan Miller, City Planner

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

Subject: Ordinance 23-012: Rezone the North Half of the Northwest Quarter (N ½ NW ¼) Excluding the North 365 feet and Excluding the East 650 feet and Excluding the West 1,600 feet and Excluding Substation Addition in Section 1, Township 109 North, Range 50 West and the West 390' of the East 1,040 feet in the Southeast Quarter (SE ¼) in Section 1, Township 109 North, Range 50 West from an Agriculture A District to a Residence R-3 Apartment District.

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

Summary:

Branch Creek LLC has submitted a petition to rezone roughly 20.28 acres of land in the City of Brookings from an Agriculture A District to a Residence R-3 Apartment District. The land is located south of 20th Street South between the Fishback Soccer Complex and Bluegill Addition.

Background:

The owners of the property are proposing a development with a large scale residential plan for the 20.28 acres. The development would include single-family dwellings, two-family dwellings, and townhomes.

Item Details:

The property is currently zoned Agriculture. Adjacent zoning districts include Residence R-2 Two-Family District to the east, Agriculture District to the south and west, and a proposed rezone to Business B-2 District to the north between the proposed R-3 District and 20th Street South. The Future Land Use Map classifies the area as Medium Density Residential. The zoning and proposed density, which will be discussed further in the Large Scale Residential Plan, is supported by the Medium Density Residential Future Land Use Classification.

Similar R-3 Zoning Districts can be found in the vicinity of 20th Street South including R-3 zoned property in Prairie Hills Development, Reserve Addition, Moriarty Edgebrook Addition, and Arbor Hill Addition. A one-block area along the west side of Bluegill Avenue would provide a buffer of zoning from the proposed R-3 District and the R-1B Single Family District east of Bluegill Avenue.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – The rezone would support a new residential development.

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 recommending approval.

Supporting Documentation:

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map

R-3 Zoning Exhibit