

# City Council Agenda Memo

**From:** Mike Struck, Community Development Director

**Meeting:** June 30, 2020 / July 14, 2020

**Subject:** Rezoning Request for the North 1/2 of the North 1/2 of Southwest 1/4 in Section 34, Township 110 North, Range 50 West from Agricultural, A, District to Residence R-1C Single-Family District, Residence R-1D Single Family District, and Residence R-3 Apartment District (Generally located south of Summit Pass and east of West 16<sup>th</sup> Avenue South)

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

## **Summary:**

The owner is seeking approval of a rezoning request to rezone a portion of vacant land from Agricultural A District to Residence R-1C Single-Family District, Residence R-1D Single Family District, and Residence R-3 Apartment District for the purpose of future residential development.

## **Background:**

The property is generally located south of Summit Pass and east of West 16<sup>th</sup> Avenue South in the southwest quadrant of the City. The property was annexed on May 26, 2020. The general area is a mix of residential densities and the Comprehensive Plan envisions Medium Density Residential development on the property. The R-1C District is an appropriate zoning district for future medium density residential development. The R-1D District and R-3 District zoning is to match existing zoning on a few lots previously zoned and to ensure residential lots do not have split zoning.

## **Item Details:**

The property is a logical extension of Timberline Addition as the area is predominantly residential in nature. The Comprehensive Plan describes Medium Density Residential as 4-12 units per acre and the R-1C District allows up to 5.8 units per acre. In this case, the density of the R-1C District will complement the surrounding development and is suitable for the location. The R-1C zoning associated with this request comprises 98% of the zoning request with the R-1D and R-3 zoning simply included to avoid having multiple zoning districts on a single lot.

## **Legal Consideration:**

None.

**Strategic Plan Consideration:**

The rezoning request is consistent with the Comprehensive Plan's Future Land Use Plan, which identifies this area suitable for Medium Density Residential (MDR). Zoning land for future residential development is consistent with Goal 2 of the Workforce Development initiative of the City of Brookings Strategic Plan by supporting housing and amenity development initiatives needed for workforce sustainability and stability.

**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 work session.
5. Do nothing.

Staff recommends approval of the zoning request as presented.

The Planning Commission voted 9-0 to recommend approval of the rezoning.

**Supporting Documentation:**

Memo

Ordinance

City Council Public Hearing Notice

Planning Commission Notice

Planning Commission Minutes 6/2/2020

Rezoning Map

Rezoning Exhibit

Future Land Use Map – Comp Plan