

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: March 9, 2021 / March 23, 2021

Subject: Rezone Aldrichs Addn, W 60' of E 120', also known as 1402 6th St, and Aldrichs Addn, E 60', also known as 1404 6th St, from Business B-2A Office District to Business B-2 District.

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

Summary:

VK Properties, LLC, has submitted a petition to rezone two parcels of land totaling .55 acres of land from B2-A to B-2.

Background:

The applicant is requesting a rezone of 1402 and 1404 6th Street. The parcels are currently zoned Business B-2A Office District. The applicant is requesting a rezone to Business B2 District.

The lots are currently occupied by rental properties. The applicant wishes to demolish these rental homes and build a commercial property. The preliminary concept calls for a commercial building fronting 6th Street with parking located in the rear. Property to the east is zoned R-2. This property is owned by the City of Brookings and is part of the Hillcrest Park/Aquatic Center Complex. Property to the west is zoned B-2A. It is owned by Advance and used for housing. Properties to the south, zoned R-2, include two owner-occupied homes fronting 5th Street. Properties to the north, across 6th Street, are zoned B-2.

The parcels in the request are part of an Urban Strategy Area within the Comprehensive Plan's Future Land Use Map. The Urban Strategy Area includes the block north and south of 6th Street between Downtown and 20th Avenue. The Urban Strategy Area is similar to Medium Intensity areas and is intended for a mix of housing types, commercial, office, and service uses.

Discussion

The rezoning request closely meets the intent of the Comprehensive Plan. The parcels are located within the Urban Strategy Area, which is similar in land use intensity to the medium intensity uses. B-2 Zoning would be considered a medium intensity use and is intended to be compatible with residential neighborhoods. There is adjacent B-2 Zoning with similar character to the north along 6th Street.

Legal Consideration:

None

Financial Consideration:

None

Strategic Plan Consideration:

The proposed zoning is consistent with the Comprehensive Plan's Land Use Plan. The rezone is consistent with the 2018-2023 Strategic Plan, specifically promoting economic expansion of retail, commercial, industrial, and tech-related development of new and existing businesses.

Options:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Do nothing

Recommendations:

The planning commission voted 7-0 recommending approval of the rezoning request.

Supporting Documentation:

Memo

Ordinance

Notice

PC Minutes

Area Map

Zoning Map

Future Land Use Map