

City Council Agenda Memo

From: Ryan Miller, City Planner

Council Meeting: April 27, 2021

Subject: Resolution 21-032, a Resolution amending the 2040 Comprehensive Plan's Future Land Use Map

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

Summary:

This resolution will amend the 2040 Comprehensive Plan's Future Land Use Map for an eight-acre parcel of land located near the intersection of 22nd Avenue South and 26th Street South. Amending the Future Land Use Map from Medium Density Residential (MDR) to Urban Medium Intensity (UMI) will help support a potential rezone for a shared bus facility currently being planned by the Brookings School District and Brookings Area Transit Authority.

Background:

The Brookings School District acquired a parcel of land located near 22nd Avenue South and 26th Street South (north of the Southbrook Softball Complex) in 2019 for future facility needs. The school district has since been working with Brookings Area Transit Authority on a possible plan for a new shared bus storage and maintenance facility at this location. Offices would also be included to support the facility's operations. Additionally, the facility could serve as a new bus terminal for regional bus services. In order to proceed, a rezone to a business or industrial zoning district is needed.

Item Details:

The lot is currently zoned Agriculture (A) District and located in a Medium Density Residential (MDR) land use area according to the Future Land Use Map. This future land use classification would support rezoning from Agriculture to Residential zoning districts only. Therefore, the applicant is requesting an amendment to the Future Land Use Map to a land use classification more supportive of the proposed use and zoning needs.

Two potential land use classifications were considered for this request. The project would replace current School District and Brookings Area Transit Authority bus facilities located separately in areas classified as Civic (C) on the Future Land Use Map and zoned R1-B and I-1 respectively. This land use classification was considered for the potential new facility, however, this option is more supported in industrial areas. Another option is to amend the future land use classification to Urban Medium Intensity (UMI),

which would support a rezone to districts favorable for this type of use but not supportive of industrial zones or uses.

Legal Consideration:

None

Strategic Plan Consideration:

Fiscal Responsibility, Service and Innovation Excellence, and Sustainability

Amending the Future Land Use Map for this project would support an investment in a potential new public facility as well as support the Brookings School District and Brookings Area Transit Authority in their grant application to help offset local costs for the facility. The project overall intends to improve the services provided by the School District and Transit Authority by strategically locating a new shared facility to meet both organizations' long term needs. A future land use map amendment and subsequent rezone would support these efforts.

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. Do nothing

The Planning Commission voted 7-0 recommending approval of the amendment to the Future Land Use Map from Medium Density Residential to Urban Medium Intensity.

Supporting Documentation:

Resolution

Notice

Planning Commission Minutes

Aerial Map

Future Land Use Map