

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 27, 2021 / May 11, 2021

Subject: Ordinance 21-015, an Ordinance rezoning 21625 471st Ave, from Joint Jurisdiction Agriculture (JJ-A) District and Joint Jurisdiction Residence (JJ-R1B) Single-family District to Joint Jurisdiction Business (JJ-B3) Heavy District.

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

Summary:

COD Investments LLC has purchased a 33.48 acre parcel of land near the s-curve on Main Avenue South (corner of 216th Street and 471st Avenue). The applicant is requesting to rezone the property to a Joint Jurisdiction Business (JJ-B3) Heavy District.

Background:

The property is located at 1625 471st Avenue along the southwest corner of the s-curve south of Brookings. The property is currently split zoned, with roughly 17 acres of the western half zoned JJ-A and roughly 16 acres of the eastern half zoned JJB-3. COD Investments LLC purchased the property in 2019 and now wishes to establish a use consistent with the JJB-3 allowable uses.

Item Details:

The property is located within the Open/Wetlands Land Use Classification in the Comprehensive Plan. While the open/wetlands classification is not highly supportive of a rezoning request to a higher use, there are minimal concerns with a potential rezone of this property. As mentioned, half of the property is currently zoned Joint Jurisdiction R1-B which already allows a higher use than Agriculture. Staff recommends cleaning up examples of split-zoning, therefore, a full rezone would be recommended. The property is surrounded by JJ-A with the exception of an adjacent JJR1-B across 471st Avenue to the northeast.

The property is shown as having low to moderate development limitations according to the comprehensive plan's development suitability model. Suitability factors include the presence of wetlands, depth to water, location within the floodplain, soil drainage class, slope of the land, land cover, and others. The property is not located within the floodplain; however, factors of depth to water and soil conditions may be a concern. Such conditions could be mitigated for responsible development of the property.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth - Rezoning the property will promote economic growth by establishing a zoning district supportive of business opportunities.

Financial Consideration:

None

Recommendations:

The Planning Commission voted 6-0 recommending approval on April 6, 2021.

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

Supporting Documentation:

Ordinance

Planning Commission Notice

Joint Planning Commission Minutes

City Council Hearing Notice

County Staff Report

Application

Aerial and Zoning Map

Future Land Use Map

Development Suitability Map

JJB-3 Regulations