

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 25, 2021 / June 8, 2021

Subject: Rezone 5.75 acres from R-1A to Business B-2A Office District

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

Summary:

Mt. Calvary Lutheran Church has submitted a petition to rezone 5.75 acres along Main Avenue South from Residence R-1A Single-Family District to Business B-2A Office District.

Background:

Mt. Calvary Lutheran Church owns a 5.75-acre parcel of land along Main Avenue South. The parcel has never been developed; however, the owner is now proposing to rezone the property from R-1A to B-2A for a potential office use. The proposed development will include a dental clinic office.

Item Details:

The property is currently zoned Residence R-1A Single-Family District. Properties to the south and west are zoned R-1B Single-Family District. To the east, properties are zoned R-2, which supports single and two-family residential uses. The property to the north is zoned R-3 Apartment District. Although surrounded by residential districts, the property is located along Main Avenue South, a major commercial corridor of Brookings. B-2 and B-3 Business Districts are located within a quarter mile north along Main Avenue. The property is only accessible from Main Avenue.

The Future Land Use Map classifies this land as Urban-Low Intensity (ULI). This land use classification is supportive of B-2 Business or B-2A Office Districts. The Urban-Low Intensity classification suggests office uses should be located along arterial streets, which Main Avenue is. Setbacks, bufferyards, and landscaping requirements will help buffer office development from nearby residential developments.

Traffic and light pollution concerns were raised at the Planning Commission public hearing held on May 4th. The City has an ordinance in place (Sec. 94-408 – Illumination) which should help mitigate any concerns related to light pollution. The increase in traffic from the proposed development is not expected to be significant compared to overall traffic increases along Main Avenue South as development occurs in this area.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – this ordinance will establish 5.75 acres of commercially zoned property for the continued growth of business opportunities in Brookings.

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 Development Review Team is supportive of the rezoning request.
Staff recommends approval of the ordinance as presented.

The Planning Commission voted 9-0 to recommend approval.

Supporting Documentation:

Ordinance

City Council Public Hearing Notice

Planning Commission Minutes

Application

Aerial Map

Zoning Map

Future Land Use Map