

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** September 7, 2021

**Subject:** Request to rezone a portion of Reserve Addition from Residence R-3 Apartment District to Business B-3 Heavy District.

**Person(s) Responsible:** Ryan Miller, City Planner

**Summary:**

CD Properties LLC has submitted a request to rezone a portion of Reserve Addition from Residence R-3 Apartment District to Business B-3 Heavy District.

**Background:**

The area seeking rezoning was zoned Residence R-3 Apartment District along with a majority of what is today the Reserve Addition Development. CD Properties LLC would now like to seek a rezoning for a portion of this area for a proposed commercial development. Prior to this rezoning request, a request to amend the City's Future Land Use Map from Medium Density Residential/Open Wetlands to Urban Medium Intensity was applied for and approved by the Planning Commission and City Council.

**Item Details:**

The area is located along Christine Avenue in the Reserve Addition. The area to the north is zoned Residence R-3 Apartment District. An 80' wide wetland tract is located between the property and potential residential development to the north. The area to the east, across Christine Avenue, is also zoned R-3. Property to the west is zoned Agriculture and contains undevelopable wetlands. Property to the south along 20<sup>th</sup> Street South is zoned Business B-2 District.

The B-3 district is considered one of the most intense business zoning districts in the City of Brookings. Some of the uses, special uses, and conditional uses can also be found in the Industrial I-1 Light District. Please see attached B-3 Zoning Excerpt for a full list of uses, special uses, and conditional uses allowed within the B-3 district.

The area is now classified as Urban Medium Intensity on the future land use map after the Planning Commission and City Council's recent approval of the land use map amendment. The Urban Medium Intensity classification is supportive of a potential rezone to Business B-3 Heavy District.

The transition from residential zoning districts (north and east) to the most intense business district is the reverse of a typical zoning buffer/transition. A preferable

transition would place residential districts adjacent to the lowest intensity business districts and slowly transition to more intense districts in order to provide a maximum buffer between residential areas and intense business and industrial districts. Despite this, staff is comfortable with the request due to the applicant's desire to proceed with a commercial development that would complement and support the existing residential district and Reserve Addition development to the north.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team and staff recommend approval.

**Supporting Documentation:**

1. Public Hearing Notice
2. Application
3. Area Map
4. Zoning Map
5. Future Land Use Map
6. B-3 Zoning Excerpt