



City of Brookings

Brookings City & County
Government Center, 520
Third Street
Brookings, SD 57006
(605) 692-6281 phone
(605) 692-6907 fax

Legislation Text

File #: ORD 20-001, **Version:** 2

Public Hearing and Action on Ordinance 20-001, a Joint Jurisdiction Rezoning Request for the South 150' of the East 165' of Lot 1, Krogman First Addition, in the SE ¼ of the SE ¼ of Section 16 T110N-R50W, from Joint Jurisdiction Residence R-1B to a Joint Jurisdiction Business B-3 Heavy District (1806 US Highway 14).

Summary:

The applicant is seeking a rezoning request for a portion of property located at 1806 US Highway 14 from JJR-1B to JJB-3 District as the applicant would like to relocate the existing residence and use the property for a use consistent with the Joint Jurisdiction B-3 District.

Background:

The 2.32-acre property is located just north of US Highway 14 and a portion of the land was rezoned from JJB-3 to JJR-1B in 1995 to allow for a residence to be constructed. The ownership of the property has changed and the current owner would like to relocate the existing home to another location and use the entire parcel for business uses. The land to be rezoned is entirely surrounded by property zoned JJB-3 with the RJ's Gas Stop immediately to the south.

Both the County and City Planning Commissions recommended approval of the rezoning request at the Joint Planning Commission Meeting on December 2, 2019. The County Commissioners and City Council hear the rezoning request and make the final determination. The rezoning request is completed through an ordinance which requires two (2) readings.

Findings of Fact:

1. The 2040 City of Brookings Comprehensive Plan shows this general area as either commercial or low density residential. The City comprehensive plan supports rezoning the property to JJB-3 District.
2. The general area is predominately zoned JJB-3 District.

Staff Recommendation:

Staff recommends approval of the rezoning request based on the support of the City Comprehensive Plan and the surrounding land uses.

Planning Commission Recommendation:

The City and County Planning Commissions unanimously recommend approval of the rezoning request.

Attachments:

Memo
Ordinance - Clean
Ordinance - Marked
Notice

12-02-2019 Planning Commission Minutes
Rezoning Applications
Zoning Exhibit Map
Aerial Map
JJB-3 District
County Staff Report