



City of Brookings

Brookings City & County
Government Center, 520
Third Street
Brookings, SD 57006
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Legislation Text

File #: PC 20-029, **Version:** 1

Rezoning request for East 50' of Lot 'A' of Lot 4, Block 1 (829 2nd Street South); Lot 'B' of Lot 4, Block 1 (831 2nd Street South); and Lot 'C' of Lot 4, Block 1 (915 2nd Street South); all in Skinners Third Addition from Residence R-2 Two-Family to Business B-3 Heavy District

Summary:

The applicant is requesting to rezone three (3) lots from R-2 to B-3 for the purpose of future redevelopment.

Background:

The property is located along 2nd Street South and is adjacent to industrial zoned property to the west and south. There are several existing rental homes on the site and the owner would like to redevelop the property to a use consistent with the B-3 District. The general area has been transitioning away from residential uses to light industrial uses. The Comprehensive Plan supports the shifting from residential development to Urban High Intensity uses within industrial and heavy business districts.

Findings of Fact:

1. The Comprehensive Plan envisions the area being redeveloped as Urban High Intensity which is consistent with the B-3 District.
2. The Comprehensive Plan supports the rezoning request.

Staff recommends approval of the rezoning request.

Attachments:

Notice

Memo

Rezoning Application

Rezoning Map

Future Land Use Map - Comp Plan

Ordinance