



# City of Brookings

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

## Legislation Text

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**File #:** PC 20-041, **Version:** 1

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Rezone South 25' of Lot 11, Lots 12 and 13, Block 1, Randi Petersons Addition from R-2 to B-2 District

### **Summary:**

The applicant is proposing to rezone two lots from a Residence R-2 Two-Family District to a Business B-2 District.

### **Background:**

The applicant is proposing to rezone to residential lots north of 6<sup>th</sup> Street from a Residence R-2 Two-Family District to a Business B-2 District. The properties proposed as part of the zoning are 613 11<sup>th</sup> Avenue and 621 11<sup>th</sup> Avenue. The applicant also owns the property at 1019 6<sup>th</sup> Street, which is currently zoned B-2 and utilized as a quick lube business.

The Future Land Use Map in the comprehensive plan identifies this area as part of the Urban Strategy Area. An Urban Strategy Area is described as an area with a mix of housing types, neighborhood and community commercial, office, and service uses. Uses may be mixed both vertically and horizontally. The potential zoning in an Urban Strategy Area may include single-family dwelling districts, townhouse district, office district, local retail district, and a mixed use residential/business district. Furthermore, as part of the Urban Strategy Area, the comprehensive plan identified policy areas and design concept callouts and the 6<sup>th</sup> Street and Medary/11th Avenue included a design concept for a mixed use prototype. The policy area concepts call for Residential Scale Preservation (RSP), whereby building renovations and/or new construction should maintain the residential scale of the neighborhood. Commercial uses are appropriate within the RSP with the goal of maintaining the height, setbacks, and parking characteristics of a residential district.

The proposed zoning of B-2 is consistent with the Comprehensive Plan as the B-2 District allows for mixed use development as well as office, retail, and service type uses. The properties are bordered by R-3 to the north, R-2 to the east, B-2 to the south, and B-2 and R-2 to the west.

### **Recommendation:**

The Development Review Team (DRT) recommends approval of the rezoning request.

### **Attachments:**

Notice  
Memo  
Zoning Map  
FLU Map  
Urban Strategy Area Map