



City of Brookings

Brookings City & County
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Legislation Text

File #: ORD 20-025, **Version:** 2

Public Hearing and Action on Ordinance 20-025, an Ordinance rezoning 22 acres from a Residence R1-B single family district to R-3 apartment district (generally located south of 20th St. So. and West of Valley View Addition).

Summary:

Blairhill Properties, Inc., has submitted a petition to rezone 22 acres of land from R1-B to R-3. The rezoning request is related to and a prerequisite for the preliminary plat of River Run Addition which was applied for simultaneously.

Background:

The applicant is requesting a rezone for 22 acres of land generally located south of W 20th Street So. and west of Valley View Addition. The parcel is currently zoned R-1B Single-family district. The applicant is requesting an R-3 apartment district.

The applicant wishes to submit a preliminary plat for 85 single-family lots, some with lot sizes smaller than the minimum lot area of 10,000 sq. ft. required for an R-1B. Additionally, multiple lots in their proposal call for zero setback, shared-wall, units. The minimum side yard for a two-family unit is R1-B is 8 feet. R-3 allows for 0 feet setback for 2 units with a shared common wall.

The comprehensive plan calls for Medium Density Residential (MDR) land use in this location. The MDR land use designation allows for R1-B, R1-C, R1-D, R-2, and RMH. MDR also suggests a land use intensity of 4 - 12 units per acre. The proposed plat calls for 85 units on 22 acres, a land use intensity of 3.86 units per acre. Although the R-3 zoning district is not specifically called out in the allowable zones in the MDR land use category, this proposal would still match a similar land use intensity set forth by the comprehensive plan.

Adjacent zoning includes R1-B and R-3 for Valley View Addition to the east, Joint-Jurisdiction Agriculture (JJ-A) to the south and southwest, and Agriculture (A) and JJ-A to the northwest.

Recommendation:

The planning commission voted 7-0 recommending approval of the rezoning request.
The Development Review Team (DRT) and staff recommend approval of the rezoning request.

Attachments:

Memo
Ordinance
Notice
City Council Hearing Notice
Planning Commission Minutes
Area Map
Zoning Map

Future Land Use Map