



# City of Brookings

Brookings City & County  
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## Legislation Text

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**File #:** ORD 21-006, **Version:** 2

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Public Hearing and Action on Ordinance 21-006, an Ordinance to Rezone Aldrichs Addition, legal description: West 60-feet of the East 120-feet, also known as 1402 6<sup>th</sup> Street, and Aldrichs Addition, legal description: East 60-feet, also known as 1404 6<sup>th</sup> Street, from Business B-2A Office District to Business B-2 District.

### **Summary:**

VK Properties, LLC, has submitted a petition to rezone two parcels of land totaling .55 acres of land from B2-A to B-2.

### **Background:**

The applicant is requesting a rezone of 1402 and 1404 6<sup>th</sup> Street. The parcels are currently zoned Business B-2A Office District. The applicant is requesting a rezone to Business B2 District.

The lots are currently occupied by rental properties. The applicant wishes to demolish these rental homes and build a commercial property. The preliminary concept calls for a commercial building fronting 6<sup>th</sup> Street with parking located in the rear. Property to the east is zoned R-2. This property is owned by the City of Brookings and is part of the Hillcrest Park/Aquatic Center Complex. Property to the west is zoned B-2A. It is owned by Advance and used for housing. Properties to the south, zoned R-2, include two owner-occupied homes fronting 5<sup>th</sup> Street. Properties to the north, across 6<sup>th</sup> Street, are zoned B-2.

The parcels in the request are part of an Urban Strategy Area within the Comprehensive Plan's Future Land Use Map. The Urban Strategy Area includes the block north and south of 6<sup>th</sup> Street between Downtown and 20<sup>th</sup> Avenue. The Urban Strategy Area is similar to Medium Intensity areas and is intended for a mix of housing types, commercial, office, and service uses.

### **Recommendations**

The Planning Commission voted 7-0 recommending approval of the rezoning request.

### **Attachments:**

Memo  
Ordinance  
Public Notice  
Planning Commission Minutes  
Area Map  
Zoning Map  
Future Land Use Map