



Notice of Public Notice

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Brookings Planning Commission on Tuesday, September 4, 2007, at 7:00 p.m. in the Council Chambers of Brookings City Hall, 898 Elk Drive, Brookings.

The purpose of the public hearing is to consider the following:

1. In the matter of File No. **PUD-1-07/SUB-2-07**, an application for a Planned Unit Development and Subdivision to be known as *Ocean Winds at Brookings*, to divide a 4.68 acre parcel into 40 dwelling units; located on the northern terminus of Lucky Lane, approximately 200 feet north of Highway 101; Assessor's Map 41-13-06BD, Tax Lots 2000, 2300, and 2302; zoned R-3 (Multi-family Residential), South Curry Development LLC, applicant; Jim Maize, representative. Criteria used to decide this case can be found in the Brookings Municipal Code sections 17.28.040- Multiple Family Residential (R-3) District, 17.116.030, 17.116.060 through 17.116.090-Planned Unit Development, 17.172.070-Subdivisions, and 17.172.050-Lot Design Standards. This is a quasi-judicial hearing and the Planning Commission will make a decision on this request.
2. In the matter of File No. **LDC-1-07**, in the effort to implement the plan for the redevelopment of the "downtown" area of Brookings, the City Planning Commission and City Council will conduct hearings to consider a new zoning district for the subject area. Under consideration is Ordinance No. 07-0-593, titled Chapter 17.54, Downtown Business (DBD) District. This ordinance provides for permitted uses, building setback standards and other requirements that are different than the existing C-3 Zone over the subject area. The subject area includes the first tier of lots on the north side of Highway 101 (Chetco Avenue) from Center Street to Oak Street, to the north side of Railroad Street and from Center Street on the west to Alder Street on the east. This is a City initiated amendment. The Planning Commission will make a recommendation to City Council.

All persons wishing to address this matter will have an opportunity to do so in person at the hearing or by submitting written evidence to the Brookings City Planning staff at the address above. A copy of the staff report prepared for this case will be available for inspection, at no cost, and provided at reasonable cost, seven days prior to the hearing. All documents may be viewed or obtained at the Planning Department at Brookings City Hall at (541) 469-1136.

Dianne Morris, Planning Director