



February 17, 2023

**RE: Brookings Marketplace Retail
Rezoning and Initial Development Plan
Project Narrative**

General Description of the Request or Proposal

Ryan Companies is proposing to redevelop the vacant 26.23± acre Brookings Marketplace lot at the northeast quadrant of Interstate 29 and Highway 14 (6th Street). The proposed project generally consists of master planning the property for multiple retail/commercial uses and constructing the first phase. Phase 1 will consist of constructing a 148,500± GSF building and associated public improvements.

The project will subdivide the existing single parcel into 3 Sub Areas. Sub Area 1 is 18.36± acres which will include the 148,500± GSF building and associated public improvements, Sub Area 2 is 4.94± acres and includes future development phases along Highway 14, Sub Area 3 will be 2.93± acres and includes future development phases along Capital Street.

Proposed uses for developments within the 26.23± acre site will include a mixture of retail business uses including general retail and service store, personal service store, personal health store, drinking establishment/liquor sales, coffee shop, pharmacy, financial institution, grocery supermarket, drive-in food service, gas dispensing station, brew pub, and car wash.

The site is currently zoned Planned Development District (PDD) with an underlying B-4 zoning. This rezoning application proposes a PDD with an underlying B-2 zoning to align with our proposed development.

Site Access

The Initial Development Plan shows proposed access points and connections. Within the 26.23± acres, we are proposing a new N-S road from Capital Street to Highway 14 (6th Street). From this N-S road, two access points will serve the proposed retail developments as well as a third access point extending from Capital. To the east, we are also proposing an offsite W-E connection to 32nd Ave. Proposed access easements are shown on the Initial Development Plan included with this submittal.



PDD, B-2 Variations Requested

The project is requesting the following variations as part of the PDD for future retail use and flexibility.

1. Retail Parking Quantity (Sec. 94-433(c)(11))
 - Requirement: Retail, general merchandise, discount store, gas dispensing station, supermarket, personal service store, personal health service (excluding health clubs), medical clinic, coffee house: One space for each 200 square feet of gross floor area for the first 50,000 square feet and one space for each 300 square feet thereafter.
 - Proposed: One space for each 250 square feet of gross floor area for the first 50,000 square feet and one space for each 300 square feet thereafter.
2. Eating and Drinking Establishment (Sec. 94-433(c)(12a))
 - Requirement: One space for each 100 square feet of gross floor area excluding floor areas dedicated permanently for mechanical rooms, stock rooms and coolers.
 - Proposed: One space for each 150 square feet of gross floor area excluding floor areas dedicated permanently for mechanical rooms, stock rooms and coolers.
3. Landscape/Parking Setbacks (Sec. 94-399(c)(5)(a))
 - Requirement: Business and industrial uses shall provide a minimum ten-foot wide landscape area along any right-of-way and five feet along a side lot line.
 - Proposed: Zero foot landscape/parking setback so property boundaries can split private access' and parking lots.
4. Signage Max Area (Sec. 94-473 Table 2)
 - Requirement: Maximum total area of all signs 400 SF or 600 SF for double frontage lots, per code this does not include wall signs which must not exceed 15% of a wall face area.
 - Proposed: Three shared freestanding signs for the Marketplace Development; two pylon signs 300 SF per face, 1 monument sign 170 FT per face. Then Lot 1, Outlot C, and Outlot D would be allowed 400 SF of additional signage. And Outlot B and Outlot E would be allowed 600 SF of additional signage. Total signage area for the development to be 3,170 SF. This assumes no limit to wall mounted building signs other than they must not exceed 15% of a wall face area. Lot 1 will have 800 SF of wall and window mounted signage, the others lots are TBD.
5. Signage Max Individual Sign Height (Sec. 94-473 Table 3)
 - Requirement: Maximum individual sign height is 30 FT
 - Proposed: Two pylon signs will be 32 FT
6. Signage Max Individual Sign Area (Sec. 94-473 Table 3)
 - Requirement: Maximum individual sign area is 160 SF.
 - Proposed: Maximum individual sign area to be 300 SF
7. Allowable Uses
 - Proposed: In addition to other allowable uses, we would also ask that pharmacy and drive-up service window/device and liquor sales are allowable uses in the development.