

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: March 5, 2024
Subject: Final Development Plan – The Ivy Center
Person(s) Responsible: Ryan Miller, City Planner

Summary:

ID8 Architecture has submitted a Final Development Plan for East Central Mental Health’s Brookings Behavioral Health and Wellness – Ivy Center. The Final Development Plan proposes an expansion of the existing Ivy Center on the property which was rezoned in 2023 as a Planned Development District with Business B-1 Central District underlying zoning.

Background:

The Ivy Center, located at 211 4th Street along with adjacent lots at 203 4th Street and 410 2nd Avenue is a health and wellness facility seeking to expand within its currently owned parcels at the corner of 4th Street and 2nd Avenue. The applicant owns four parcels of land, all of which have been rezoned to B-1. An Initial Development Plan for the project was approved by the Planning Commission in September 2023 and by the City Council in October 2023.

Item Details:

The site plan proposes two new additions, a north addition which would be the first phase of expansion, and the south addition which would be the second phase of expansion dependent on fundraising. The existing building will remain in its current location. The total size of the structure after both additions would be 20,826 square feet. The total proposed height is 28’8”. The use would have access via the adjacent alleyway. With B-1 underlying zoning, the setback requirements are zero-foot front and side and twenty-foot rear. The site plan orients the side yard to the north and the rear yard to the east along the alleyway. Standard setbacks are met.

Bufferyard setbacks would be required to the north along adjacent residential lots. The site plan proposes ten-foot side bufferyards as opposed to the required twenty-foot minimum bufferyards. The bufferyard would be landscaped with a combination of twenty-four arborvitae trees and three sections of six-foot cedar privacy fencing near proposed mechanical areas. Fences are not allowed in locations between a lot line and required landscape areas and would require an exception for the proposed site plan. The proposed trash enclosure is located within a portion of the required landscape bufferyard to the north. Exceptions were granted by the Planning Commission and City Council on the Initial Development Plan for reduced bufferyards to the north, allowing

fencing in lieu of landscaping within the required bufferyards and the location of a trash enclosure within the required bufferyard. An additional exception is sought to allow trash receptacles of larger than 1.5 cubic yards to be located within 5-feet of a property line. The plan calls for two 2.0 cubic trash receptacles to be located within the approved trash enclosure areas. Individual trash receptacles 1.5 cubic yards or larger must be located at least 5 feet from a property line.

Additional proposed landscaping meets the minimum standards including the required ten-foot landscape areas along street frontages, three-foot foundation planting beds and required tree plantings.

No minimum parking would be required due to the underlying B-1 district. Parking would only be required in this district if more than seventy-five spaces were required by the use. The plan proposes twenty parking spaces along the alleyway.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval of the Final Development Plan with the following approved exceptions:

- Allowing a reduced bufferyard setback of ten-feet to the north property line
- Allowing the use of fencing along portions the north property line in lieu of required landscaping
- Allowing the location of the proposed trash enclosure within a portion of the required bufferyard.
- Allowing trash receptacles larger than 1.5 cubic yards to be located within 5-feet of property line.

Supporting Documentation:

Notice – Planning Commission
Location Map
Final Development Plan
Proposed Elevation Drawings
Proposed Building Renderings