

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: October 10, 2023

Subject: Initial Development Plan for The Ivy Center

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

ID8 Architecture has submitted an Initial Development Plan for East Central Mental Health's Brookings Behavioral Health and Wellness – Ivy Center. The Initial Development Plan proposes an expansion of the existing Ivy Center on the property which has been petitioned for rezoning to a Planned Development District (PDD) 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 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, two of which are zoned B-2A and two of which are zoned R-2. The proposal is to combine the lots into one, and rezone to a PDD with B-1 underlying zoning.

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. The existing building will remain in its current location. The total size of the structure after both additions would be 20,824 square feet. The total proposed height is 28 feet, 8 inches. The use would have access via the adjacent alleyway. With B-1 underlying zoning, the setback requirements are zero-foot front and side and 20-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 10-foot side bufferyards, as opposed to the required 20-foot minimum bufferyards. The bufferyard would be landscaped with a combination of 24 arborvitae trees and three sections of 6-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. An exception would be required to locate the trash enclosure in the bufferyard.

Additional proposed landscaping meets the minimum standards including the required 10-foot landscape areas along street frontages, three-foot foundation planting beds and required tree plantings.

The structure incorporates residential architectural design with the varying roof lines and heights while maintaining a height comparable to residential structures in the neighborhood. A pergola and landscaping on the south side of the structure help break up the façade. The west façade incorporates a courtyard between the additions while providing outdoor counseling and therapy space. The exterior finishes incorporate siding and neutral colors which fit within the neighborhood.

No minimum parking would be required due to the underlying B-1 District. Parking would only be required in this district if more than 75 spaces were required by the use. The plan proposes 20 parking spaces along the alleyway and 11 parking spaces within the boulevard along 4th Street. Any boulevard parking spaces would require separate approval by the City of Brookings and is not approved through the Initial or Final Development Plan review process.

Concerns raised by the public during the Planning Commission meeting included the projects fit within a residential neighborhood, the plan for diagonal boulevard parking and the reduced setbacks to the north. Nearby residents expressed concern regarding the overall building design, which includes features of office building as opposed to a residential building. One concern was raised about the primary entrance facing 4th Street as opposed to the current primary entrance facing the alley way, which is the opposite direction of the residential neighborhood. Neighbors to the north expressed concern about the reduced bufferyard, which is where the buildings AC units and trash receptacle will be located. The bufferyard will be landscaped with the exception of a fence allowed near the AC units to allow enough room for maintenance of the units. Concerns were raised regarding the proposed boulevard parking, stating that use of boulevard parking would be contrary to the residential neighborhood feel. Attendees at the meeting preferred that parking remain along the alleyway, as well as utilizing the nearby 72-hour parking lot.

Legal Consideration:

None.

Strategic Plan Consideration:

Safe, Inclusive, & Connected Community – the rezone would support the Ivy Center's proposed expansion and expand mental health care options within the community.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

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

- Allowing a reduced bufferyard setback of 10-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.

The Planning Commission voted 6-0 to recommend approval of the Initial Development Plan with the following approved exceptions:

- Allowing a reduced bufferyard setback of 10-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.

Supporting Documentation:

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Initial Development Plan

Proposed Elevation Drawings

Proposed Building Renderings