

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: August 27, 2024

Subject: Commercial Corridor Design Review Overlay District Site Plan: Lot 1 in Block 1 of Reserve Fourth Addition

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

Summary and Recommended Action:

Marty Syrstad has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 1 in Block 1 of Reserve Fourth Addition near the intersection of 20th Street South and Christine Avenue. The lot is located in the Commercial Corridor Design Review Overlay District. Site plans presented within the district must be reviewed by the Planning Commission and City Council.

The Development Review Team recommends approval. The Planning Commission voted 6-0 to recommend approval.

Item Details:

The proposed development includes two phases. The current phase for review consists of a 20,430 square foot building intended for indoor pet services including boarding. A zoning revision passed in 2023 allows for pet services in the Business B-2 Districts so long as all services, storage areas, retail areas, boarding areas, and recreation areas are located entirely within a completely enclosed building.

The development will be accessed via Christine Avenue. A secondary discharge to 20th Street South is included in the plans as a one way out only. Parking is located to the northwest of the primary building and includes the necessary number of minimum parking stalls for the use with excess spaces to accommodate the potential future Building 2.

The proposed Building 1 includes a drop-off location at the primary entrance on the north side of the building. The trash enclosure is proposed to be located inside the building with access from a garage door on the southwest corner of the building.

The proposed plans meet all zoning requirements, commercial corridor design review overlay district requirements and landscape ordinance requirements.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

Financial Consideration:

None.

Supporting Documentation:

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Site Plan

Landscape Plan

Elevations

Renderings

Adjacent Photos