

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: July 7, 2026

Subject: Ordinance 26-018: Conditional Use Permit – Off-Street Parking, Off Site - South Dakota State University Foundation

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

South Dakota State University Alumni & Foundation has submitted an application for a Conditional Use Permit on Lots 15 and 16 in Block 7 of Morehouse Addition, also known as 816 and 820 9th Avenue. The request is for off-street parking, off-site. Staff recommends approval. The Planning Commission voted 7-0 to recommended approval.

Item Details:

The SDSU Foundation recently demolished a single-family home at 816 9th Avenue and is in the process of moving a single-family home at 820 9th Avenue to Medary Avenue. The two lots will be combined into a single lot. The SDSU Foundation proposes constructing a parking lot and storage building on the new lot in order to keep up with the growth of the foundation.

The property is zoned Residential R-2 Two-family district and is located within the University Residential Historic District. The request is for approval of off-street parking off-site as allowed under Section 94-289. Per that section, the off-site parking shall be located within a 400-foot radius of the use it is intended to serve. Parking shall be restricted by a written agreement and contain the number of spaces and length of time such spaces are reserved.

The lots are located within 400-feet of the SDSU Foundation's office across the alleyway. The proposed plan calls for 32 parking spaces along with a 5-stall garage. The parking would be reserved for SDSU Foundation use only. The proposed parking lot will be screened to the north and south landscaped bufferyards. The lot will be accessed only by the alleyway to the east.

The proposed garage was designed to be compatible with the University Residential Historic District and will meet the required setbacks of the R-2 District. The garage is proposed at 1,440 square feet and 22-feet peak height. The previous demolition and moving of homes on the two lots, as well as the current Conditional Use Permit proposal, have been reviewed and approved by the State Historic Preservation Office (SHPO) and the Brookings Historic Preservation Commission (BHPC).

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:

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Application

Location Map

Site Plan

Renderings