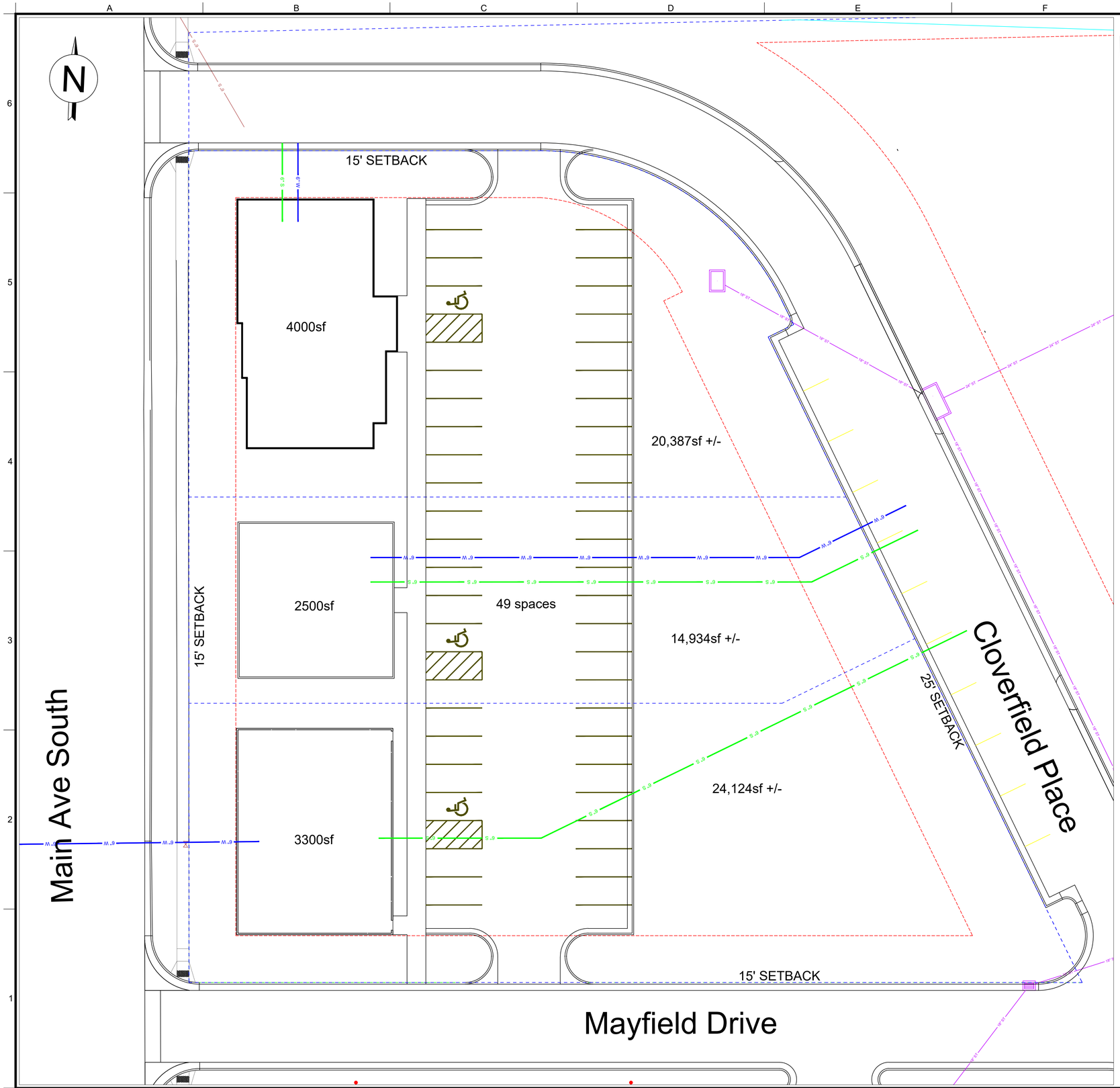

INITIAL DEVELOPMENT PLAN

BLOCK 2 OF NORTHERN PLAINS ADDITION

ZONING:
PDD WITH UNDERLYING B2A DISTRICT

VARIANCES REQUESTED:

REDUCED MINIMUM PARKING REQUIREMENT IF SHARED PARKING IS UTILIZED

ALLOW RETAIL, AS LONG AS SAID BUSINESSES KEEP REGULAR BUSINESS HOURS (7:00 am TO 7:00 pm).

PROHIBITED USES:

- BUSINESSES THAT SERVE ALCOHOL OR CANNABIS (OR CANNABIS-DERIVED PRODUCTS)
- TOBACCO, VAPE, OR NICOTINE SALES
- CONVENIENCE STORES
- DRIVE-THROUGHS

PROPOSED USE:
RETAIL

PROPOSED MAXIMUM HEIGHT:
60 FEET

Northern Plains Professional Properties, LLC, Owner

Sym	Action	Description	Date	Appvd

Date: 5-21-26
Dwg Scale: N.T.S.
Designed: K.J.R.
Drawn:

NPP - BLOCK 2

DAKOTA LAND DESIGN

LEGAL: BLOCK 2 OF NORTHERN PLAINS ADDITION CITY OF BROOKINGS, BROOKINGS CO, SD

Reference number:
01