

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: September 26, 2023

Subject: Commercial Corridor Design Review Overlay District Site Plan: Lot 1, Tract 2, Fox Run Addition

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

Summary:

Dakota Land Design, LLC, has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 1 in Tract 2 of Fox Run Addition along Main Avenue South.

Background:

Lot 1 in Tract 2 of Fox Run Addition is a 1.38-acre lot located along Main Avenue South within a Business B-2 District and the Commercial Corridor Design Review Overlay District. Development within the overlay district must be reviewed by the Planning Commission and City Council.

Item Details:

The proposed development includes a 3,996 square foot commercial building with a maximum height of 26 feet 3 inches. The property would be accessed by a shared access drive on the south side of the building lot. An existing access drive to the north will not be used and will be removed. The project proposes parking which will exceed the minimum required parking in order to provide for overflow parking and potential future expansion of the use. The parking lot would be placed along the southern property line to align with the shared access drive and allow for a future extension of the parking lot to the south for future development on Lot 2 of Tract 2. The placement of the parking lot along the lot line will require an exception from landscape standards, which would require a five-foot side yard landscape area. The proposed site plan includes a landscape plan with required bufferyard plantings to the west where the lot abuts a residential zoning district.

The building is proposed with a 15-foot setback to Main Avenue. In the B-2 District, a 25-foot front yard is required; however, the Commercial Corridor Design Review Overlay District allows the first story of structures to be located 10 feet closer to the front property line. A second story would also be located within the reduced front yard setback area and would require an exception to zoning ordinances for the Overlay District. The boulevard along Main Avenue on this vicinity is currently wider than the

typical boulevard, which would reduce the potential impact of a closer setback for the second story.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – the proposed site plan will add commercial space for businesses in Brookings.

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 site plan with the following exceptions granted:

- Exception to remove a portion of the side-yard landscape area to allow for shared access and parking area.
- Exception to allow a portion of the second story to be located with a 15-foot front-yard setback.

The Planning Commission voted 6-0 to recommend approval of the site plan with the following exceptions granted:

- Exception to remove a portion of the side-yard landscape area to allow for shared access and parking area.
- Exception to allow a portion of the second story to be located with a 15-foot front-yard setback.

Supporting Documentation:

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Commercial Corridor Submission