

LAND USE: BUSINESS PARK



DESCRIPTION:

- Areas preserved for larger business development essential to Brookings’ economic stability and future growth. These areas protect larger acreages to maximize clustering for specialization, synergy, transportation efficiency, and knowledge exchange.

POTENTIAL ZONING:

- Business Park District; Regional Retail District

INTENSITY (DU/A):

- 12+

USES:

Centers with major office and business uses, such as technology and research centers, corporate headquarters, and lower intensity industries with larger scale visitor services located at the major intersections. Multi-family may be appropriate when integrated as part of a holistic development that incorporates retail and office uses.

FORM:

Areas should have a strong emphasis on high design and landscaping standards. Transportation improvements should enhance connectivity, efficiency, and capacity. Special consideration should be given to the image that travelers see for those areas adjacent to Highway 12 and I-29.

COMPATIBILITY:

Adjacent and internal development should not compromise the viability of employment lands. Incompatible uses such as lower density residential or K-12 schools should not be located within BP areas.

- Development abutting a BP boundary, whether inside or outside the boundary, should be held to higher design standards to ensure compatibility between uses and possible adjacent residential uses.
- In cases where transportation infrastructure has been installed with the purpose of providing capacity to BP areas, any proposed rezone or subdivision outside of the BP area must not reduce the transportation capacity of the BP area below the level intended.

PARKING:

- Typically accommodated through off-street lots. Surface lots can be shared with other complementary ventures.
- Parking facilities should manage storm water and be screened from adjacent land uses.