

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: June 24, 2025

Subject: Commercial Corridor Design Review Overlay District Site Plan – 2118 Main Avenue South

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Dakota Land Design, LLC has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located at 2118 Main Avenue South. Staff recommends approval. The Planning Commission voted 8-0 to recommend approval.

Item Details:

2118 Main Avenue South 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. Dakota Land Design previously submitted a site plan for 2118 Main Avenue South in September 2023 which approved the original phase of construction. The first phase was constructed according to the approved plans and the owner is now proposing an addition to the north side of the existing structure. The 2,362 square foot addition will allow for additional space for business growth.

The original phase required two exceptions:

- 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 fifteen-foot front-yard setback

No additional exceptions are required for the proposed addition.

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:

Notice – City Council

Notice – Planning Commission

Planning Commission Minutes

Application Checklist

Location Map

Site Plan

Landscape Plan

Renderings

Elevations

Photos