

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: March 7, 2023

Subject: Brookings Marketplace Initial Development Plan

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Ryan Companies US, Inc. has submitted an Initial Development Plan (IDP) for a Planned Development District (PDD) located on Block 9 of Weise Addition, near the I-29/6th Street interchange. The applicant has submitted a corresponding request to rezone the PDD from a Business B-4 highway underlying district to a Business B-2 underlying district. The IDP lays out the proposed phasing of the development as well as requested variations from zoning regulations.

Background:

Block 9 of Weise Addition is a roughly 26.2-acre site along 6th Street and I-29. The site was formerly owned and occupied by the South Dakota Department of Transportation. The site includes frontage and access from 6th Street along with I-29 frontage. The property was rezoned from Business B-4 highway district and Business B-5 research district to a Planned Development District in 2012 and rezoned to PDD with a B-4 underlying district in 2017.

Item Details:

Ryan Companies US, Inc. has proposed a redevelopment of the site with a mix of retail uses. The redevelopment would include five developable lots within three phases of sub area development. Access to the site is proposed from 6th Street and Capital Street along a new public road connecting the two access points. This road would be dedicated out of land in Block 9 of Weise Addition. A second public road is proposed connecting the site to 32nd Avenue. This road will require additional right-of-way acquisition from adjacent property owners between the site and 32nd Avenue.

The initial phase and largest lot in the proposed development is Lot 1 in Sub Area 1. The 14.3-acre lot would consist of a 148,500 square foot retail building, an associated parking lot and shared access drives. Lot 1 would be accessed via three shared access drives, two connecting the site to the proposed north-south public road between 6th Street and Capital Street and an additional shared access directly to Capital Street. Sub Area 1 would also include Outlot A, a 2.3-acre lot proposed for stormwater detention.

South of Lot 1 is Sub Area 2 which consists of Outlots B, C and D. Outlot B is a proposed 2.32-acre lot with a proposed gas dispensing station. Outlot B would have two

access approaches from the shared access drive to the north. No access is proposed to the future public road. Outlot B would have frontage along 6th Street and the future north-south public road. Outlot C is a proposed 2-acre lot with a proposed retail/drive thru use. Outlot C would have two access approaches from the shared access drive to the north, one shared with Outlot D. Outlot C would have frontage to 6th Street. Outlot D is a proposed 0.62-acre lot with a proposed retail use. Outlot D would have frontage along Interstate 29. No access would be granted to Interstate 29 or 6th Street with the exception of the existing access where the future public road would extend to the north.

The final lot is Outlot E in Sub Area 3. Outlot E is a proposed 2.93-acre lot with a proposed 27,000 square foot retail building. Outlot E would have three access approaches to the east from the future public road, one access to the north from Capital Street and one access to the west from the shared access drive with Lot 1. All shared access drives throughout the development would be placed under shared access easements providing additional access for Outlots not fronting or with restricted access to public roads.

The proposed uses identified in the IDP include retail or service store, personal service store, personal health store, drinking establishment/liquor sales, financial institution, grocery supermarket, drive-in food service, gas dispensing station, car wash, coffee shop, pharmacy, drive up service window/device and brew pub. All of the uses would be considered permitted uses in the B-2 district with the exception of car washes and brew pubs, both of which are considered permitted special uses.

For a car wash in a B-2 district, the permitted special use requires that:

- the entire operation shall be within an enclosed structure
- drainage shall be contained on the site

For a brew pub, the permitted special use requires that:

- the area used for brewing, including bottling and kegging, shall not exceed 25 percent of the total floor area of a combined restaurant and drinking establishment and 50 percent of the total floor area of a drinking establishment without restaurant services
- A malt beverage manufacturer's license must be obtained per state law
- An alcohol beverage license must be obtained per city ordinance
- The brewery shall not produce more than 1,500 barrels of beer and ale per year. A barrel contains 31 gallons.

The IDP proposes parking with the following calculations. For retail, general merchandise, gas dispensing station, supermarket, personal service store, personal health service and coffee shop, the applicant is proposing one space per 250 square feet of gross floor area for the first 50,000 square feet and one space per 300 square feet thereafter. For eating and drinking establishments, the applicant is proposing one space per 150 square feet of gross floor area excluding mechanical rooms, stock rooms and coolers. For car washes, the applicant is proposing one space per employee. The formulas proposed for retail and eating/drinking establishments are lower than the

requirements in place at the time of the application, however, these formulas would provide more parking than required using the update formulas approved by the City in February. The parking proposed for the car wash matches what is required by code.

The development proposes front yard, rear yard and side yard setbacks that match those required in the B-2 district. The IDP requests to eliminate the required landscape setbacks of five feet along side lot lines. The applicant is seeking this relief due to the location of lot lines along the centerlines of proposed shared access drives. The development proposes to follow standards for minimum lot area, minimum lot width and maximum building height in the B-2 district.

The applicant is seeking variations from sign regulations for the development. Two shared pylon signs are located, one in the northwest corner of Lot 1 and one in the southeast corner of Outlot B. The shared pylon sides would be 300 square feet (two-sided). The max size allowed per sign in the B-2 district is 160 square feet. For comparison, the largest individual sign allowed in the City of Brookings is 240 square feet in the B-4 district. The pylon signs would be 32 feet high whereas the max height allowed in the B-2 district is 30 feet. Signs may be up to 60 feet high in the B-4 district.

One shared monument sign is proposed along the future east-west right-of-way connecting the site to 32nd Avenue. This sign would be off-site signage on property not owned by the applicant/developer. The monument sign would be 170 square feet and 11 feet tall.

Additionally, the applicant is seeking specified allowances for total sign area on each lot not including the allowed 15% of wall signage which the applicant is proposing to adhere to. Lot 1, Outlot C and Outlot D would be allowed 400 square feet of signage. This matches what would be allowed for Lot 1, is slightly less than what would be allowed for Outlot C and is twice as much as what would be allowed for Outlot D. Outlot B and E would be allowed 600 square feet of signage. This matches what would be allowed for the corner lots in the B-2 district.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval with the following recommendations:

Signage:

Shared Pylon Sign (#1) max size = 300 square feet / max height = 60 feet
Shared Pylon Sign (#2) max size = 300 square feet / max height = 60 feet
Shared Monument Sign* max size = 170 square feet / max height = 11 feet

*Further permission must be granted by the City prior to sign permit approval.

Additional Signage:

Lot 1

Wall signage = max 15% of wall area
Non-wall signs = max 400 square feet
Individual signs = max 240 square feet
Height = max 60 feet

Outlot B

Wall signage = max 15% of wall area
Non-wall signs = max 600 square feet
Individual signs = max 240 square feet
Height = max 60 feet
Limit 1 additional sign along 6th Street and 1 additional sign along Lefevre Dr.

Outlot C

Wall signage = max 15% of wall area
Non-wall signs = max 400 square feet
Individual signs = max 240 square feet
Height = max 60 feet
Limit 1 sign along 6th Street / Interstate 29

Outlot D

Wall signage = max 15% of wall area
Non-wall signs = max 200 square feet
Individual signs = max 160 square feet
Height = max 60 feet

Outlot E

Wall signage = max 15% of wall area
Non-wall signs = max 600 square feet
Individuals signs = max 160 square feet
Height = max 30 feet

**All additional regulations set forth in Chapter 94, Article VI, Division 5 – Signs shall apply.

Supporting Documentation:

1. Legal Notice
2. Location Map
3. Initial Development Plan
4. Project Narrative