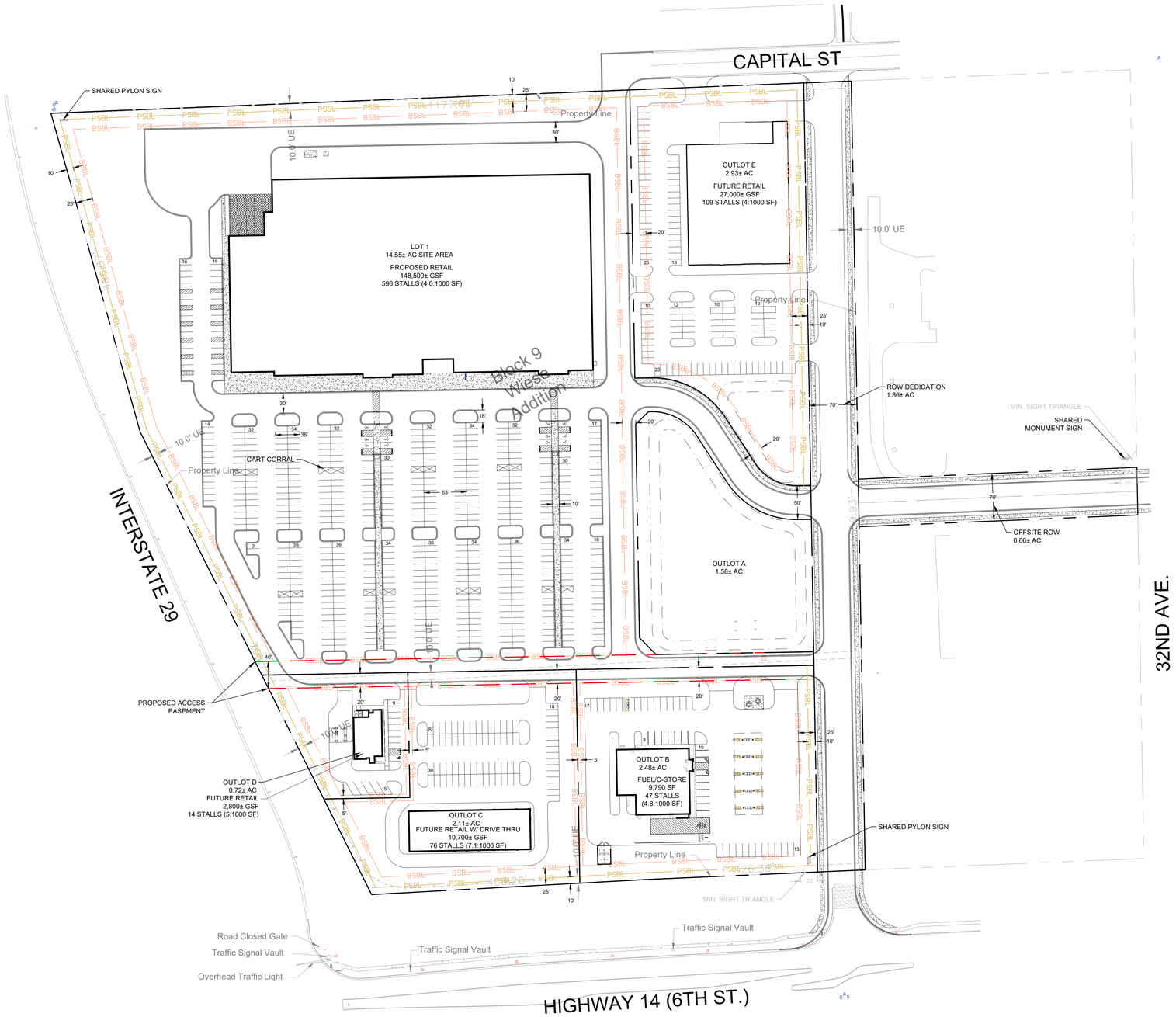

DEVELOPMENT SUMMARY

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PDD) W/ UNDERLYING B-4
PROPOSED ZONING: PDD W/ UNDERLYING B-2

TOTAL LOT:
- EXISTING SITE AREA: 26.23± AC

PROPOSED SUB AREA 1:
- LOT 1 — 14.55± AC
- OUTLOT A (STORMWATER/ACCESS) — 1.58± AC
- ROW DEDICATIONS — 1.86± AC

PROPOSED SUB AREA 2:
- OUTLOT B — 2.48± AC
- OUTLOT C — 2.11± AC
- OUTLOT D — 0.72± AC

PROPOSED SUB AREA 3:
- OUTLOT E — 2.93± AC

PROPOSED USES
- 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
- BREW PUB

PROPOSED PARKING
- RETAIL, GENERAL MERCHANDISE, DISCOUNT STORE, GAS DISPENSING STATION, SUPERMARKET, PERSONAL SERVICE STORE, PERSONAL HEALTH SERVICE (EXCLUDING HEALTH CLUBS), MEDICAL CLINIC, COFFEE HOUSE:
  - ONE SPACE PER 250 SF OF GROSS FLOOR AREA UP TO 50,000 SF
  - ONE SPACE PER 300 SF OF GROSS FLOOR AREA ABOVE 50,000 SF
- EATING AND DRINKING ESTABLISHMENT:
  - ONE SPACE PER 150 SF OF GROSS FLOOR AREA EXCLUDING MECH., STOCK, AND COOLER ROOMS
- CAR WASH:
  - ONE SPACE PER EMPLOYEE

PROPOSED SETBACKS
B-2 BUILDING SETBACKS
- REQUIRED FRONT YARD FACING PUBLIC ROW: 25FT
- PROPOSED FRONT YARD FACING PUBLIC ROW: 25FT
- REQUIRED REAR YARD: 20FT
- PROPOSED REAR YARD: 20FT
- REQUIRED SIDE YARD: 5FT
- PROPOSED SIDE YARD: 5FT

MINIMUM LANDSCAPE AREA (PARKING SETBACK)
- REQUIRED FACING PUBLIC/PRIVATE ROW: 10FT
- PROPOSED FACING PUBLIC/PRIVATE ROW: 0FT
- REQUIRED FACING SIDE YARD: 5FT
- PROPOSED FACING SIDE YARD: 0FT

OTHER B-2 DEVELOPMENT STANDARDS:
- MIN LOT AREA: 15,000 SF
- MIN LOT WIDTH: 100 FT
- MAX BUILDING HEIGHT: 45 FT

SIGNAGE:
- PROPOSED SIGNS
  - SHARED PYLON SIGN
    - AREA: 300 SF PER SIDE
    - HEIGHT: 32 FT
    - INTERNAL LED
  - SHARED PYLON SIGN
    - AREA: 300 SF PER SIDE
    - HEIGHT: 32 FT
    - INTERNAL LED
  - SHARED MONUMENT SIGN
    - AREA: 170 SF PER SIDE
    - HEIGHT: 11 FT
    - INTERNAL LED
  - LOT 1 SIGNAGE
    - WALL SIGN AREA: 800 SF*
    - NON-WALL SIGNAGE AREA: 400 SF
    - INTERNAL LED
  - OUTLOT B
    - WALL SIGN AREA: TBD*
    - NON-WALL SIGNAGE AREA: 600 SF
    - LIGHTING TBD
  - OUTLOT C
    - WALL SIGN AREA: TBD*
    - NON-WALL SIGNAGE AREA: 400 SF
    - LIGHTING TBD
  - OUTLOT D
    - WALL SIGN AREA: TBD*
    - NON-WALL SIGNAGE AREA: 400 SF
    - LIGHTING TBD
  - OUTLOT E
    - WALL SIGN AREA: TBD*
    - NON-WALL SIGNAGE AREA: 600 SF
    - LIGHTING TBD

*PER CITY CODE WALL SIGNS ARE NOT INCLUDED IN MAX SIGNAGE AREA FOR EACH LOT (400SF). BUILDING MOUNTED SIGNS SHALL NOT EXCEED 15% OF WALL FACE AREA.

LEGEND:

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		LOT/TRACT LINE
		CURB
	TIP OUT	EASEMENT
		CONCRETE
BSBL	BSBL	BUILDING SETBACK LINE
PSBL	PSBL	PARKING SETBACK LINE

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SCALE IN FEET

RYAN

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PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION

BROOKINGS MARKETPLACE RETAIL

3031 6TH STREET
BROOKINGS, SD

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DRAWN BY	CHECKED BY
MGB	CHL
JOB NO.	**DATE**
701438	02/17/2023

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
01	02/17/2023	INITIAL DEVELOPMENT PLAN
02	03/02/2023	REVISED INITIAL DEVELOPMENT PLAN

INITIAL DEVELOPMENT PLAN

SITE PLAN

C300