

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** June 3, 2025

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

**Presenter:** Ryan Miller, City Planner

**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.

**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.

**Supporting Documentation:**

Notice – Planning Commission  
Application Checklist  
Location Map  
Site Plan  
Landscape Plan  
Renderings  
Elevations  
Photos