

# Planning Commission Agenda Item Memo

**From:** Ryan Miller, City Planner

**Meeting:** December 3, 2024

**Subject:** Final Development Plan – Lots 3 and 4 in Block 9 of Wiese Addition

**Presenter:** Ryan Miller, City Planner

**Summary:**

ALDI has submitted a Final Development Plan (FDP) for Lots 3 and 4 in Block 9 of Wiese Addition. The FDP is proposed within the Initial Development Plan submitted by Ryan Companies US Inc for the Brookings Marketplace located at the northeast corner of Interstate 29 and 6<sup>th</sup> Street. The ALDI FDP is for a proposed grocery store to be located within the Brookings Marketplace. The Development Review Team recommends approval.

**Item Details:**

The Initial Development Plan (IDP) for the Brookings Marketplace included proposed commercial uses on Lots 3 and 4 in the southwest corner of the development nearest to the Interstate 29 onramp. ALDI has submitted a proposal for a grocery store development on the two lots, which will be combined into one when platted. The proposal is for a 19,631 square foot grocery store and associate parking lot.

The development will be accessed via private shared access to the north as approved in the IDP. The shared access will provide access to LeFevre Drive which is to be extended to the north of 6<sup>th</sup> Street. Two access drives will be included on the ALDI site plan from the shared access road. The access drives are proposed at 31 and 38-feet in order to accommodate truck traffic accessing the loading dock on the north side of the structure.

The development meets City ordinances with the exception of the side yard landscape requirements which were granted an exception on the approved IDP. The property is located within a Planned Development District (PDD) with Business B-2 underlying zoning. The development meets the minimum setback requirements for the B-2 district. With the parcel included in a PDD, it is exempt from the Commercial Corridor Design Review Overlay District (CCDROD). The proposed development does meet a number of the standards in the CCDROD including the required 20% window glazing on the corridor facing façade and the elimination of parking spaces in the front yard. The building setback from 6<sup>th</sup> Street would not meet the CCDORD requirements for building placement, however, the size and orientation of the lot combined with site requirements

limit the location of the building into the westernmost portion of the lot where a diagonal property line along Interstate 29 limits the building from locating closer to 6<sup>th</sup> Street. The FDP submittal includes all of the required plans and data. The Development Review Team recommends approval.

**Supporting Documentation:**

Hearing Notice

Location Map

Initial Development Plan

Final Development Plan

Landscape Plan

Lighting Plan

Building Elevations