

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: September 3, 2024

Subject: Brookings Health System Variance – Landscape and Bufferyards – 2311 Yorkshire Dr.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Brookings Health System has made a request for variances on the East 221.4 feet of Outlot B in Section 30, Township 110, Range 49 and the West 39 feet of Block 5 in Mayland Addition, also known as 2311 Yorkshire Drive. The requested variances include exceptions to Sec. 94-399 Landscaping and Sec 94-399.1 Bufferyards.

Item Details:

The Brookings Health System is proposing a demolition and reconstruction at 2311 Yorkshire Drive. The former clinic will be demolished and a two-phase redevelopment is proposed. The applicant is seeking variances to required landscaping and bufferyards on the site.

As a part of the redevelopment, a replat will be required due to irregularities with the existing lots. Through the replat, the new lot will be 3.76 acres located between the church and the Neighborhoods at Brookview. The eastern portion of the lot includes a parking lot, stormwater pond and landscaping. The western portion of the lot will see a two-phase redevelopment. The western portion of the lot was recently rezoned to Business B-2A Office-district consistent with the eastern half. The adjacent properties are zoned R-3 Apartment District.

The proposed redevelopment will include a phase one building located in the southwest corner of the lot. The building will meet the front yard setback and is proposed with a 20-foot side yard setback. With the R-3 zoning of the church lot, a minimum 20-foot setback is required with a landscaped bufferyard. A 25-foot setback would not require landscaping. A majority of the building will have a 22.5-foot setback however the closest portion of the building has a 20-foot setback.

The 20-foot side yard setback will include gas, water and electric service as well as a retaining wall along the southwest corner. The applicant would like to avoid planting trees in the required bufferyard area due to the planned utilities. Likewise, existing utilities are located along the north lot line limiting the ability to plant trees. The northern property line is a common ownership line with the Brookings Health System on both lots, the hospital to the north and the future clinic to the south. The required

setback from a parking lot to a side or rear lot line when bufferyards are required is 15-feet. The existing parking lot has a 10-foot setback. The applicant proposes keeping the parking lot as is and seeks an exception from required bufferyard plantings in the existing 10-foot yard area.

Overall, twenty-two trees will be required based on the existing and proposed surfaced area on the replatted lot. Twenty-five trees will remain after redevelopment. In addition, a number of trees exist between the church and the clinic building, however, these trees are not located on the health systems property.

A three-foot foundation planting bed is required around the perimeter of the building. The applicant is proposing to leave out a landscape planting area on the north side of the new building where a future phase 2 is proposed. Overall, the variances sought include:

- 20-foot side bufferyard structure setback (west) with no required tree plantings
- 10-foot rear bufferyard parking setback (north) with no required tree plantings
- Elimination of 3-foot foundation planting on north side of phase one building.

Options and Recommendation:

The Board of Adjustment has the following options:

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

Staff recommends approval.

Supporting Documentation:

Hearing Notice

Location Map

Variance Application

Existing Site Plan

Redevelopment Plan

Landscape Plan