



DUE DILIGENCE REPORT:
LOCAL ORDINANCE CHECK:
 REVIEW APPLICABLE ZONING REQUIREMENTS, Brookings, SD (Ch. 94; Article IV)

SEC. 94-127: BULK REGULATIONS:
 • FRONT YARD: 20 FEET
 • SIDE YARD: 7 FEET**
 • REAR YARD: 25 FEET
 • MAX. HEIGHT: NO MORE THAN 60 FEET
 • MAX. SIZE: EA. BLDG. NO MORE THAN 25,000 SQ. FT. OF GFA

SEC. 94-399.1: BUFFER YARD:
 TYPE B OR TYPE C (FOR STRUCTURES OVER 30 FEET IN HEIGHT).
 MIN. BUFFER FROM PARKING LOT: 15 FEET.
 MIN. BUFFER TO STRUCTURE: 25 FEET.
 PLANTING PER 100 LINEAL FT.: 5 TREES AND 10 SHRUBS.
 NOT APPLICABLE DUE TO ALLEY.

SEC. 94-399: LANDSCAPE STANDARDS:
 ONE TREE FOR THE FIRST 4,000 SQUARE FEET OF SURFACED AREA; AND ONE TREE FOR EACH ADDITIONAL 3,000 SQUARE FEET OF SURFACE AREA. MINIMUM LANDSCAPE AREA. AN AREA FOR LANDSCAPING, EQUIVALENT TO THE SETBACK REQUIREMENTS.

SEC. 94-343: ACCESS DRIVES:
 2 ACCESS DRIVES PERMITTED FOR +/- 150 FRONTAGE WIDTH
 MIN 20' FROM AN INTERSECTION CORNER
 WIDTH 24" - 36"

SEC. 94-431: GENERAL PARKING CONDITIONS:
 PARKING SPACES CANNOT BE WITHIN FRONT OR SIDE YARD SETBACKS.

SEC. 94-433: OFF-STREET PARKING REQUIREMENTS:
 1.5 SPACES FOR A ONE-BEDROOM DWELLING UNIT.
 2.25 SPACES FOR A TWO-BEDROOM DWELLING UNIT.
 3.25 SPACES FOR A THREE-BEDROOM DWELLING UNIT.
 1 SPACE FOR EACH BEDROOM IN A DWELLING UNIT CONTAINING 4 OR MORE BEDROOMS.

SEC. 94-473: ALLOWED SIGN TYPES IN EACH DISTRICT:
 BUILDING SIGNS: 2 SQ. FT. MAX. SIGN AREA
 FREE-STANDING: 8 SQ. FT. MAX. SIGN AREA
 5' MAX. SIGN HEIGHT

BUILDING SUMMARY

BUILDING AREA		PARKING COUNT	
MAIN FLOOR	= 20,418.42 SF.	REQUIRED STALLS:	
2ND FLOOR	= 18,266.50 SF	EFFICIENCY/STUDIO (36):	36
3RD, 4TH & 5TH	= 16,236 SF.	1BR (40):	40
TOTAL AREA	= 87,392.92 SF.	2BR (8):	16
		10% (84):	9
3RD FLOOR PATIO	= 2,030.62 SF	TOTAL REQ:	101
OVERALL BLDG LENGTH =	171' 7"	OFF-STREET STALLS PROVIDED:	
(ROOFLINE NOT INCLUDED)		COVERED GARAGE PARKING:	41
OVERALL BLDG WIDTH =	119' 0"	SURFACE PARKING:	12
OVERALL BLDG HEIGHT =	59' 6 3/4"	CROSS EASEMENT PARKING:	38
(TO TOP OF ROOF PEAK)		NET TOTAL STALLS PROVIDED:	91
NUMBER OF STORIES =	5	BOULEVARD PARKING:	13
		TOTAL:	104
		ACCESSIBLE STALLS (9'-0"x19'-0"):	5
		LOADING SPACES PROVIDED:	0

FINAL DEVELOPMENT PLAN
 SANDERSONS ADDITION, LOT 13 - 16, BLK 2
 SANDERSONS ADDITION, LOT 4, 5, 6 - BLK 1

ZONING:
 PDD WITH UNDERLYING R-3 DISTRICT

VARIANCES REQUESTED:

SANDERSONS ADDITION, LOTS 13-16, BLOCK 2:

- NO REQUIRED PARKING LANDSCAPE ON REAR YARD FACING THE ALLEY.
- REDUCTION OF PARKING BY 10 STALLS.
- 25' STRUCTURE BUFFER YARD AGAINST SOUTH PROPERTY LINE. VARIANCE REQUESTED ON MAIN LEVEL ONLY.
- BALCONIES OVERHANG FRONT YARD ON NORTH AND WEST SIDE OF BUILDING.
- NON-CONTIGUOUS PARKING ACROSS THE STREET TO MEET PARKING REQUIREMENTS.

SANDERSONS ADDITION, LOT 4, 5, 6, BLOCK 1:

- FRONT YARD LANDSCAPE REQUIREMENTS REDUCTION TO 10'.
- SIDE YARD REDUCTION WITH SOLID FENCE PROVIDED.
- REAR YARD LANDSCAPE REQUIREMENTS REDUCTION.

PROPOSED USE:

- APARTMENT

00 KEYNOTES - ARCH. SITE PLAN

- 1 ACCESSIBLE CURB CUT, SEE CIVIL FOR REQUIREMENTS.
- 2 BOLLARD, SEE TYPICAL DETAIL THIS SHEET.
- 3 DESIGNATED ADA PARKING STALL LOCATION, SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
- 4 DESIGNATED TRANSFORMER LOCATION (SEE ELEC.).
- 5 MIN. 6" SCREENING FENCE.
- 6 GAS METER (SEE MECH.).
- 7 SITE LIGHTING (SEE ELECTRICAL).
- 8 WATER RISER ROOM.
- 9 ELEC. METER (SEE ELEC.).
- 10 HEAVY DASHED LINE INDICATED EXTENT OF BALCONIES ABOVE.
- 11 PEDESTRIAN CROSSING SIGNAGE

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



Architecture | Planning | Interiors
 434 5th Street, Suite 1
 Brookings, SD 57006 | P: 605.692.4008
 2301 W. Russell St. Suite 1
 Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:
PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

REVISIONS:
 NO. DESCRIPTION:
 DATE:
 SHEET NAME:
ARCHITECTURAL SITE PLAN
 FULL SCALE: 24"x36"
 HALF SCALE: 12"x18"
 DRAWING MAY NOT BE PRINTED TO SCALE

PROJECT NO.
 DA23-074
CAMPANILE FLATS
 BROOKINGS, SD
 PROJECT MANAGER:
 HERMELA ABOYE
 DATE:
 05.14.2024
 SHEET:

AC1.1

