

# City Council Agenda Memo

**From:** Ryan Miller, City Planner

**City Council Meeting:** September 26, 2023

**Subject:** Commercial Corridor Design Review Overlay District Site Plan – Lot 1, Block 19, Prairie Hills Addition

**Person(s) Responsible:** Mike Struck, Community Development Director

## **Summary:**

Dakota Land Design, LLC has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 1 in Block 19 of Prairie Hills Addition at the intersection of Main Avenue South and Sweetgrass Drive.

## **Background:**

Lot 1 in Block 19 of Prairie Hills Addition is a 1.34-acre lot located along Main Avenue South within a Business B-2 District and the Commercial Corridor Design Review Overlay District. Development within the overlay district must be reviewed by the Planning Commission and City Council.

## **Item Details:**

The proposed development includes a 3,626 square foot commercial building with a maximum height of 19'10". The property would be accessed by a shared access drive on the east side of the lot with access to Sweetgrass Drive. The parking lot would be located to the east side of the structure and will provide sufficient parking to meet the minimum required parking for the use. A future parking area is located further east of the planned parking area along the access drive.

The building is proposed with a fifteen-foot setback to Main Avenue. In the B-2 district, a twenty-five-foot front yard is required, however, the commercial corridor design review overlay district allows the first story of structures to be located ten feet closer to the front property line.

The site plan includes a landscape plan that meets all requirements including the required bufferyard setbacks to adjacent residential property.

## **Legal Consideration:**

None.

## **Strategic Plan Consideration:**

Economic Growth – the proposed site plan will provide business space in Brookings.

**Financial Consideration:**

None.

**Options and Recommendation:**

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Development Review Team recommends approval of the site plan as presented.

The Planning Commission voted 6 – 0 to recommend approval of the site plan as presented.

**Supporting Documentation:**

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Commercial Corridor Submission