

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: January 7, 2025

Subject: Brookings Health System Variance – Sign

Presenter: Ryan Miller, City Planner

Summary:

Brookings Health System has made a request for a variance on Lot 106 of Mayland's Addition, also known as 2311 Yorkshire Drive. The request is for a 55-square foot sign. The maximum size for an individual sign in the Business B-2A district is 40 square feet.

Staff recommends approval.

Item Details:

The Brookings Health System is in the process of demolishing a former clinic building at 2311 Yorkshire Drive in preparation of a new clinic building on the same site. The new clinic building will house multiple offices and the health system is proposing a new sign for the multi-tenant office. The property was recently rezoned from residential to a Business B-2A district due to its historic use as a professional clinic office. The property was also replatted.

The maximum total freestanding signage allowed on a B-2A zoned lot is two signs and no more than 200 square feet combined. After installation of the proposed sign, there will be two signs at less than 200 square feet total. The existing sign along Yorkshire Drive will remain. The additional sign will be located over 100-feet from Yorkshire Drive along a private driveway leading to the Brookings Hospital.

The proposed sign is 15 square feet larger than the maximum allowed or 37.5% larger than allowed. The sign will be 8-feet in height. The maximum allowable height in the B-2A district is 15-feet.

Supporting Documentation:

Hearing Notice
Location Map
Variance Application
Site Plan
Sign Rendering