

ORDINANCE 24-035

AN ORDINANCE AMENDING CHAPTER 94, ARTICLE IV, DIVISION 2 PERTAINING TO SECTION 94-163 PLANNED DEVELOPMENT DISTRICT.

BE IT ORDAINED BY THE GOVERNING BODY of the City of Brookings, South Dakota that the Zoning Regulations be amended as follows:

I.

Chapter 94 – Zoning

Article IV. – District Regulations

Division 2 – Overlay Districts

Sec. 94-163. Planned development district ("PDD").

- (f) *Final development plan.* Prior to obtaining building permits for construction on any lots in the PDD, a final development plan shall be submitted to the planning commission, which shall have sole authority to approve, amend, or deny said plan. Properties located within a Commercial Corridor Overlay District are exempt from the Final Development Plan, however, are required to follow the Commercial Corridor Overlay District requirements consistent with an approved Initial Development Plan. The final development plan may be submitted in conjunction with the initial development plan for concurrent approval on any subareas the developer is ready to commit to a final plan. All the information required for both an initial and final development plan shall be shown for the areas submitted for concurrent approval. The final development plan shall be a scaled, reproducible drawing showing the following information:
- (1) The subdivision name, the legal description, and individual project name (if any).
 - (2) Boundaries of any sub-area or sub-areas submitted for approval superimposed on the map of the initial development plan.
 - (3) A subdivision plan of the sub-area or sub-areas submitted for approval in compliance with all applicable subdivision regulations.
 - (4) The development standards for the sub-area or sub-areas based on the requirements in one or more of the traditional zoning districts.
 - (5) The size, location and elevation of all proposed structures including height and number of units.
 - (6) The calculated floor area for each structure and each use within each structure.
 - (7) Off-street parking lot arrangement designating all parking and stacking spaces, off-street loading spaces, and any outdoor trash container space.
 - (8) Any sidewalks, bikeways or other paths and any areas reserved for recreation activities, such as basketball and volleyball courts.

- (9) Any outdoor lighting type and location, except for standard street lights provided by the city.
- (10) A landscaping plan showing the type and location of any walls, fences or berms, the placement, size, and species of any trees or shrubs, and areas that will be sod or seeded.
- (11) All existing and proposed utilities, drainage ways and watercourses.
- (12) All curb cuts and private drives.
- (13) Adjacent existing and proposed uses.

II.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: September 24, 2024
SECOND READING: October 8, 2024
PUBLISHED: October 11, 2024

CITY OF BROOKINGS, SD

Oepke G. Niemeyer, Mayor

ATTEST:

Bonnie Foster, City Clerk