

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner  
**Meeting:** May 6, 2024  
**Subject:** Brookings Marketplace Initial Development Plan  
**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Ryan Companies US, Inc. has submitted an Initial Development Plan (IDP) for a Planned Development District (PDD) located on Block 9 of Weise Addition, near the I-29/6<sup>th</sup> Street interchange.

## **Background:**

Block 9 of Wiese Addition is a roughly 26.2-acre site along 6<sup>th</sup> Street and I-29. The site was formerly owned and occupied by the South Dakota Department of Transportation. The applicant has submitted an Initial Development Plan for 13.97 acres of Block 9. The property was rezoned from a Planned Development District with a B-4 underlying district to a Planned Development District with a B-2 underlying district in 2023.

## **Item Details:**

Ryan Companies US, Inc. has proposed a redevelopment of the site with a mix of retail uses. The redevelopment would include four developable lots and one Outlot for storm drainage. Access to the site is proposed from an extension of LeFevre Drive as well as through a future connection between 32<sup>nd</sup> Avenue and LeFevre Drive. A future extension of LeFevre Drive may connect with Capital Street. The developer has an option for a potential future phase of development to the north.

Lot 1 is located in the southwest corner of the development. Lot 1 is proposed as a 2.83-acre lot accessed from a private shared access road connecting to LeFevre Drive. Lot 1 is proposed as a grocery store.

Lot 2 is located at the corner of 6<sup>th</sup> Street and LeFevre Drive. Lot 2 is proposed as a 2.48-acre lot with a proposed gas station/convenience store.

Lot 3 is the largest proposed lot at 3.79 acres located in the northwest corner of the development. Lot 3 would be access from a private shared access road connecting to LeFevre Drive and is proposed as a medium box retail establishment.

Lot 4 is located to the east of Lot 3 also with access along a private shared access road connecting to LeFevre Drive. Lot 4 is proposed as a 1.94-acre lot designed for a potential retail drive-thru establishment.

Outlot A is a proposed 1.07 acre stormwater drainage lot at the corner of the private road and LeFevre Drive and will contain a detention pond.

The proposed uses identified in the IDP include retail or service store, personal service store, personal health store, drinking establishment/liquor sales, financial institution, grocery supermarket, drive-in food service, gas dispensing station, car wash, coffee shop, pharmacy, drive up service window/device and brew pub. All of the uses would be considered permitted uses in the B-2 district with the exception of car washes and brew pubs, both of which are considered permitted special uses.

For a car wash in a B-2 district, the permitted special use requires that:

- the entire operation shall be within an enclosed structure
- drainage shall be contained on the site

For a brew pub, the permitted special use requires that:

- the area used for brewing, including bottling and kegging, shall not exceed 25 percent of the total floor area of a combined restaurant and drinking establishment and 50 percent of the total floor area of a drinking establishment without restaurant services
- A malt beverage manufacturer's license must be obtained per state law
- An alcohol beverage license must be obtained per city ordinance
- The brewery shall not produce more than 1,500 barrels of beer and ale per year. A barrel contains 31 gallons.

The development proposes front yard, rear yard and side yard setbacks that match those required in the B-2 district. The IDP requests to eliminate the required landscape setbacks of five feet along side lot lines. The applicant is seeking this relief due to the location of lot lines along the centerlines of proposed shared access drives. The development proposes to follow standards for minimum lot area, minimum lot width and maximum building height in the B-2 district.

The applicant is seeking variations from sign regulations for the development.

Lots 1, 3 and 4 propose a maximum allowance of 460 square feet of freestanding signs per lot of which at most one per lot would be a 300-square foot and 60-foot-tall pylon. The remaining freestanding signs would have to meet B-2 standards which limit freestanding signs to 160 square feet and 30-feet high. The proposed pylon for Lot 4 may be located on either Lot 4 or Outlot A.

Lot 2 proposes a maximum allowance of 620 square feet of freestanding signs of which at most one would be a 300-square foot and 60-foot-tall pylon. The remaining freestanding signs would have to meet B-2 standards.

Preliminary and final platting will follow the Initial and Final Development Plans. Revised drainage and traffic studies will be required prior to preliminary plat review.

**Options and Recommendation:**

The Planning Commission has the following options:

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

Staff recommends approval with the following conditions:

No commercial signage allowed on Outlot A.

**Supporting Documentation:**

1. Hearing Notice – Planning Commission
2. Location Map
3. Initial Development Plan
4. Project Narrative