

# Board of Adjustment Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** April 2, 2024

**Subject:** Brookings United Church of Christ Variance – Second Freestanding Sign – 828 8<sup>th</sup> Street South

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Brookings United Church of Christ has made a request for a variance on Block 2 of Pheasant Nest Addition, also known as 828 8<sup>th</sup> Street South. The request is for a second freestanding sign on a residential zoned lot. For institutional uses in a residential district, one freestanding sign is permitted on each street frontage.

## **Item Details:**

Block 2 of Pheasant Nest Addition is home to the Brookings United Church of Christ. Recently, a daycare center has opened within the church building. The church would like to add a new sign on 8<sup>th</sup> Street for the daycare. Sec. 94-473 – Table 3 states that one sign is allowed per frontage for an institutional use located within a residential district. Block 2 has three frontages; 8<sup>th</sup> Street South, Pheasant Run Road and Pamela Drive. One sign would be allowed on each of the frontages, however, signs cannot be accumulated from additional frontages and placed within another frontage.

One existing sign is located along 8<sup>th</sup> Street in the western half of the block. The sign is roughly 32 square feet, which is the maximum size allowed for an individual sign in this case. The applicant would like to place an additional sign near the intersection of 8<sup>th</sup> Street South and Pheasant Run Road. The second freestanding sign would be limited to 24 square feet according to Table 2 which limits the total square feet of signage for an institutional use in a residential district with two or more frontages to 56 square feet. The sign must be setback at least five feet from 8<sup>th</sup> Street and Pheasant Run Road and outside of the required site triangle area.

## **Options and Recommendation:**

The Board of Adjustment has the following options:

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

Staff recommends approval of the request.

**Supporting Documentation:**

Hearing Notice

Location Map

Application

Site Plan

Site Triangle