

Good morning,

I am writing in response to a letter I received this morning. The letter I received explains a petition to rezone two lots on 20<sup>th</sup> St S.

I see that the petition was to rezone from Ag & R3 to B2A.

I have concerns with this happening due to not knowing what business will be constructed on these lots. There are some businesses that wouldn't bother me, but my main concerns are:

- Lighting around business – in my back yard
- Parking lot in rear of businesses
- Marijuana Dispensary
- Coffee Shop
- Tower
- Anything with Drive thru
- Anything with high traffic

This all being said, I'm not sure if any of these business types fall into B2A. Just wanted to voice some concerns I have with the rezoning happening in my back yard.

Thanks!

Matt Schreiber  
Finance Operations  
605.691.9808  
Black Canyon

January 1, 2024

Brookings Community Development  
520 3rd Street, Suite 140  
Brookings, SD 57006

Dear City Officials:

We are writing in response to a notice we received regarding the rezoning request made by CD Properties for addresses 1800 20<sup>th</sup> St South and 1818 20<sup>th</sup> St South. We reside at 2017 Grand Arbor Avenue. We purchased the property from CD Properties in 2018 and built a house in 2019. We selected this lot because it was one of very few that would accommodate a zero-entry home with a basement, a need for our son with cerebral palsy who is wheelchair bound. It could accommodate new construction, was graded for a ranch style home, and had sanitary sewer of sufficient depth. During construction we realized that additional grading was needed so we purchased the parcel to the east of us from CD Properties in 2019. CD Properties agreed to sell us this parcel but requested we seed the property with a residential lawn mixture. They also requested we install a sprinkler system, sidewalk, and trees on the property, so it appeared as a backyard to enhance the neighborhood appearance. We completed all the requests in 2020. We own lots 3A and 4A of Block 4 of Arbor Hill Addition. Both properties directly abut 1800 20<sup>th</sup> St South.

It is difficult to form an opinion on the rezoning request without knowing exactly what is proposed for the site. After reviewing the zoning ordinances and looking at other properties in Brookings that fall under the same zoning category, a couple concerns come to mind. One, a coffee house is a permitted special use under this zoning category. Recent construction of these facilities in Brookings has shown these types of businesses have a drive-up window. Coffee houses are busy from early morning until late evening hours and have drive-up order systems. It is likely the drive-up order speaker system would be located near the south end of the site to accommodate a queue of vehicles. The speaker system would likely be well lit and have consistent noise from it for most of the day every day. This could potentially be disturbing to the residential neighborhood surrounding the site. With this in mind, we cannot speak in favor of this type of permitted special use, or any business using a drive-up speaker system, for this property.

Second, this zoning ordinance states “an emphasis shall be placed on landscaping and site arrangement.” The site as it sits today has mature trees that provide a buffer to the adjacent residential properties on the west and south sides. From our home, we can see mature, healthy, coniferous pine trees along the west property line that provide an adequate buffer. In the winter months we can see some of the site as the buffer consists of deciduous trees, however, during the growing season the existing trees provide a partial buffer. During construction of the Arbor Hill Addition, CD Properties did not own 1800 20<sup>th</sup> St South. They installed a fence along the property line and installed some trees in an effort to create a buffer between the adjacent properties in Arbor Hill and 1800 20<sup>th</sup> St South. The lots in Fox Hill Circle were the last to sell in the development. We suspect it is due to the appearance of 1800 20<sup>th</sup> Street South. We understand new construction will require the removal of some trees, but we request that trees along the perimeter of the property remain in place or are replaced in kind. New trees could be added; however, new trees take decades to provide a proper buffer. In kind replacement may be very difficult if not impossible due to the maturity of the existing trees. The zoning ordinance for B-2A has a minimum side yard setback of 5'. This is very narrow and a 5' side yard setback will not accommodate any landscaping that can provide

a buffer to the properties west of 1800 20<sup>th</sup> St South. Please consider how close the homes at 2005 Grand Arbor Avenue, 2011 Grand Arbor Avenue, and 2017 Grand Arbor Avenue are to the property as they are affected by the side yard setback.

Properties such as Bisson Dental and Lone Oak Dental along 20<sup>th</sup> St South fall within B-2A and appear to be properties built with plans for residential properties directly adjacent to them. If businesses like this are built on the property, we would not be opposed to facilities of those nature. They are aesthetically pleasing, well maintained, and provide little to no disturbance to adjacent properties due to the nature of their businesses. We also understand 20<sup>th</sup> St South is a corridor where parking must be placed behind the building by City ordinance. While that concept is appealing, it may not apply in all situations, especially in a residential area that is now being rezoned for business use. Please consider this as well.

We trust CD Properties has considered these items already in their request to rezone, considering they sold the abutting lots to the property owners. We believe they will be good neighbors when redeveloping this property. However, if they choose to sell the property prior to redeveloping it, we are unsure if that developer will consider the residential properties surrounding the site. We hope the City can put safeguards in place to accommodate our concerns.

Thank you for providing notice of the petition to rezone and allowing public comment.

Sincerely,

Richard and Jessica Uckert  
2017 Grand Arbor Avenue