

# City Council Agenda Item Memo

**From:** Ryan Miller, City Planner

**Council Meeting:** November 26, 2024

**Subject:** Commercial Corridor Design Review Overlay District Site Plan for Lot 1 in Block 1 of Moriarty Edgebrook Second Addition.

**Presenter:** Mike Struck, Community Development Director

**Summary and Recommended Action:**

Circle K Stores, Inc. has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 1 in Block 1 of Moriarty Edgebrook Second Addition near the intersection of 20<sup>th</sup> Street South and 22<sup>nd</sup> Avenue South. The Development Review Team recommends approval with exceptions. The Planning Commission voted 6-0 to recommend approval with exceptions.

The following exceptions are recommended for approval:

- The building will have a 63.4-foot setback from 22<sup>nd</sup> Avenue South. The building is required to be built at the 25-foot setback line.
- Reduced landscape setback of 5.5-feet to the south of the car wash lane. The required landscape setback is 10 feet.

**Item Details:**

The proposed development is located at the northwest corner of 20<sup>th</sup> Street South and 22<sup>nd</sup> Avenue South. A preliminary plat recently created Lot 1 in Block 1 of Moriarty Edgebrook Second Addition. The lot is located along 20<sup>th</sup> Street South and 22<sup>nd</sup> Avenue South, both of which are included in the Commercial Corridor Design Review Overlay District. Site plans presented within the district must be reviewed by the Planning Commission and City Council.

The proposed development includes a 5,200 square foot convenience store gas station with an attached car wash. Access to the site will be provided via full access from 20<sup>th</sup> Street South and a right-in, right-out access to 22<sup>nd</sup> Avenue South. The lot is zoned Business B-2 District.

The building location is influenced by the requirements of the Commercial Corridor Overlay District as well as a 30-foot utility easement along 22<sup>nd</sup> Avenue South. Buildings in the overlay district must be placed at the required setback line. One-story buildings may be located 10-feet closer than the minimum setback established in the zoning district. The convenience store will be located at the required setback along 20<sup>th</sup> Street South; however, a 30-foot utility easement along 22<sup>nd</sup> Avenue South prevents the

building from being placed at the required 25-foot setback to 22<sup>nd</sup> Avenue. Additionally, a car wash lane is located on the east side of the convenience store. The proposed setback to 22<sup>nd</sup> Avenue South is 63.4-feet.

In the overlay district, no parking stall may be closer to the street than the building setback line or the primary building, whichever is further from the street, unless the applicant can demonstrate there are no practical alternatives related specifically to the site. An exception is made for corner lots in which parking may be located within the front yard of the street with the lower street classification. In this case, 22<sup>nd</sup> Avenue South and 20<sup>th</sup> Street South are both arterial streets. There are two parking spaces located to the east of the convenience store and to the west of the car wash lane. The parking stalls will be setback over 45-feet from the 22<sup>nd</sup> Avenue South right-of-way.

The car wash lane will require an additional exception. Section 94-399 requires a 10-foot setback from the right-of-way to parking or drive lanes. Due to the required building placement and grading, the car wash lane will have a 5.5-foot setback along the south and southeast curve.

The remainder of the development meets City code.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

- Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

**Financial Consideration:**

None.

**Supporting Documentation:**

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Commercial Corridor Checklist

Adjacent Photos

Site Plan

Landscape Plan

Photometric Plan

Building Elevations