



April 1, 2024

**RE: Brookings Marketplace South  
Initial Development Plan  
Project Narrative**

**General Description of the Request or Proposal**

Ryan Companies is proposing to redevelop 13.97± acres of the vacant 26.23± acre Brookings Marketplace lot at the northeast quadrant of Interstate 29 and Highway 14 (6<sup>th</sup> Street). The proposed project generally consists of master planning the property for multiple retail/commercial uses and constructing the first phase. Phase 1 will consist of constructing the associated public improvements, stormwater pond and private road with utilities.

The project will subdivide the existing single parcel into 4 Sub Areas. Sub Area 1 is 2.93± acres which will include the public improvements and stormwater pond, Sub Area 2 is 2.83± acres and includes a future grocery development phase, Sub Area 3 will be 2.48± acres and includes a future development phase along Highway 14 (6<sup>th</sup> Street), and Sub Area 4 includes future development phases along Interstate 29 and internal to the site.

Proposed uses for developments within the 13.97± acre site will include a mixture of retail business uses including general retail and service store, personal service store, personal health store, drinking establishment/liquor sales, coffee shop, pharmacy, financial institution, grocery supermarket, drive-in food service, gas dispensing station, brew pub, and car wash.

The site is currently zoned Planned Development District (PDD) with an underlying B-2 zoning.

**Site Access**

The Initial Development Plan shows proposed access points and connections. We are proposing a new N-S road from Capital Street to Highway 14 (6<sup>th</sup> Street). From this N-S road, one access point will serve the proposed retail development. To the east, we are also proposing an offsite W-E connection to 32<sup>nd</sup> Ave. Proposed access easements are shown on the Initial Development Plan included with this submittal.

**PDD, B-2 Variations Requested**

The project is requesting the following variations as part of the PDD for future retail use and flexibility.

1. Eating and Drinking Establishment (Sec. 94-433(c)(12a))
  - Requirement: One space for each 100 square feet of gross floor area excluding floor areas dedicated permanently for mechanical rooms, stock rooms and coolers.
  - Proposed: One space for each 150 square feet of gross floor area excluding floor areas dedicated permanently for mechanical rooms, stock rooms and coolers.
2. Landscape/Parking Setbacks (Sec. 94-399(c)(5)(a))
  - Requirement: Business and industrial uses shall provide a minimum ten-foot wide landscape area along any right-of-way and five feet along a side lot line.
  - Proposed: Zero foot landscape/parking setback so property boundaries can split private access' and parking lots.
3. Signage Max Area (Sec. 94-473 Table 2)
  - Requirement: Maximum total area of all signs 400 SF or 600 SF for double frontage lots, per code this does not include wall signs which must not exceed 15% of a wall face area.
  - Proposed: Four freestanding signs for the Marketplace Development; four pylon signs with 300 SF maximum per face. Lots 1, 3 and 4 would be allowed 400 SF of additional signage. Lot 2 would be allowed 600 SF of additional signage. Total signage area allowed for the development is proposed at 4,200 SF. This assumes no limit to wall mounted building signs other than they must not exceed 15% of a wall face area.
4. Signage Max Individual Sign Height (Sec. 94-473 Table 3)
  - Requirement: Maximum individual sign height is 30 FT
  - Proposed: Three pylon signs will be 60 FT max.
5. Signage Max Individual Sign Area (Sec. 94-473 Table 3)
  - Requirement: Maximum individual sign area is 160 SF.
  - Proposed: Maximum individual sign area to be 300 SF
6. Allowable Uses
  - Proposed: In addition to other allowable uses, we would also ask that pharmacy and drive-up service window/device and liquor sales are allowable uses in the development.