

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: June 6, 2023

Subject: Final Development Plan – Brookings Marketplace

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Ryan Companies has submitted a final development plan for Sub Area 1 of the planned development district located in Block 9 of Wiese Addition, also known as the Brookings Marketplace.

Background:

Ryan Companies, the developer of the proposed retail subdivision, previously submitted a rezoning application amending the planned development district along with an initial development plan and preliminary plat. Those items have been reviewed and approved by the Planning Commission and City Council.

Item Details:

Sub Area 1 in the proposed final development plan consists of Lot 1 and Outlots A and B in Block 9 of Wiese Addition. The development is in a Planned Development District with Business B-2 underlying zoning standards. The development was given an allowance to eliminate required side yard landscape areas along interior lot lines within the block. Sign regulations were customized using a combination of B-2 and B-4 sign regulations.

Lot 1 in the final development plan is a 13.78-acre lot with access to Capital Street and Lefevre Drive. Lot 1 includes a proposed 148,500 square foot retail building. The height of the structure is proposed to be 30 feet. Parking for the retail use is located to the south of the structure with 596 stalls provided. Loading and trash areas are located to the north of the structure, opposite of the parking area.

Outlots A and B are located adjacent to Lot 1. Outlot B, located to the west, is a 0.76 acre outlot which is designed to hold stormwater entering the site from the west. Utility and access easements are planned for Outlot B and will be dedicated on a final plat. Outlot A, located to the east, is a 1.58 acre outlot designed as an onsite stormwater area.

Additionally, Sub Area 1 includes right-of-way dedication for a future extension of Lefevre Drive. Lot 1 will have direct and shared access to Lefevre Drive. Outlot A will also have frontage on Lefevre Drive. Access easements grant access to Outlot B.

A landscape plan was submitted with the final development plan. The plan calls for 161 trees to be planted within Sub Area 1. Additional shrubs and trees are planned for within parking lot islands on Lot 1. The landscape plan meets the requirements of city code with the exception of the five-foot landscape areas which were previously granted an exception as well as a few of the proposed trees being located outside of Lot 1.

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 and the Development Review Team recommend approval.

Supporting Documentation:

1. Notice – Planning Commission
2. Location Map
3. Final Development Plan
4. Elevations
5. Landscape Plan