

City Council Agenda Item Memo

From: Ryan Miller, City Planner

Council Meeting: April 22, 2025

Subject: Commercial Corridor Design Review Overlay District Site Plan: 600 Main Avenue

Presenter: Mike Stuck, Community Development Director

Summary and Recommended Action:

Central Bank has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located at 600 Main Avenue.

The Development Review Team recommends approval noting the following exceptions:

- Minimum landscape area (existing condition)
- Non-living ground cover in landscape areas

The Planning Commission voted 6-0 recommending approving including the noted exceptions.

Item Details:

The proposed project is located at the corner of 6th Street and Main Avenue north of Downtown. Central Bank proposes a demolition of the existing building, followed by the construction of a new bank building in the same location. The project site is roughly 1.06 acres and located within a Business B-2 Zoning District and the Commercial Corridor Design Review Overlay District. Site plans presented within the overlay district must be reviewed by the Planning Commission and City Council for compliance with Sec. 94-165.

The current building was constructed in 1978 and has housed a number of banks in its time. Central Bank purchased the building in 2020. The building is a 17,177 square foot multi-story structure. A previous site plan review was submitted and approved in 2022 for a renovation of the building. Those plans have been scrapped in favor of a demolition and rebuild.

The new structure will be built in roughly the same location as the existing building. The proposed structure is a single story, 6,234 square foot facility. Existing access drives and drive thru lanes will remain in place as current. A portion of the parking lot to the north will be reconstructed, while the northern two-thirds of the parking area will remain in place as current.

The new building and site plan will meet zoning ordinances with the following exceptions:

Minimum Landscape Area

Sec. 94-399(e) states that when redevelopment of a site is proposed, a landscape plan for the entire site demonstrating compliance with the landscape requirements must be submitted. Sec. 94-399(C)(5) states that the minimum landscape area within a business district is ten-feet along the right-of-way and five feet along a side lot line. In this case, the original site was built with old ordinances that did not require the minimum landscape areas. The existing parking lot to the north does not meet the required 10-foot landscape setback and portions of the parking lot will remain in place as is. The portion of the parking lot to be reconstructed will more closely adhere to the 10-foot landscape setback but will slightly encroach the landscape area.

Non-living Ground Cover

Sec. 94-1 defines a landscaped area as an area that is permanently devoted and maintained for the growing of shrubbery, grass or other plant material, and may include minor areas with nonliving groundcover. Minor areas within the landscaped area shall exclude the street right-of-way. The proposed site plan includes non-living turf around three sides of the structure including along the Main Avenue and 6th Street rights-of-way. The turf proposed will be designed to be pervious (will allow water absorption).

Legal Considerations:

None.

Strategic Plan Considerations:

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

Financial Considerations:

None.

Supporting Documentation:

Hearing Notice – City Council
Hearing Notice – Planning Commission
Planning Commission Minutes
Commercial Corridor Checklist
Location Map
Site Plan
Elevations
Renderings
Adjacent Photos