

Development Review Team Project Notes

DRT NO. 18-001

PROJECT: CRC Global Solutions – Tom Lombard

MEETING DATE: 8-23-2018

MEETING ATTENDEES: Tom Lombard, CRC Global, Al Heuton, Director of BEDC, Paul Briseno, Jackie Lanning, Dan Brettschneider, Matt Bartley, Pete Bolzer, Steve Meyer, Chad Bachman, Russ Halgerson, Mike Struck, Jared Thomas, and Staci Bungard.

MEETING NOTES SENT: 8-28-2018

NOTE: These meeting notes were prepared based on items discussed and preliminary plans submitted for this meeting. Also, comments may reflect subsequent staff follow-up discussions. If the project was presented as a concept, additional information and staff review will be required before the project is approved. Finally, if you feel this information is not correct based on what you understood from the meeting, please contact Staci Bungard 605-697-8632 or sbungard@cityofbrookings.org.

Project Address:

- 2500 Eastbrook Drive

Project Overview:

- Proposing to add 6 bins for storage of clean soybean seed and a two (2) bin bulk delivery system.

Developer's Timeline:

- Scheduled for Planning Commission on September 4, 2018. Construction timeframe is to be determined.

Zoning:

- Industrial I-1R Restricted. The district is intended to provide for aesthetically pleasing industrial development along major arterials and highly visible areas. The I-1R District requires site plan review by the Planning Commission and approval by the City Council. The intensity and design of the project is considered on a site specific basis. Bins are 44 feet in height and the district allows structures up to 50 feet in height.

Platting:

- Both lots are already platted. Lot 1 (Including Lot H-1) Block 2, & Lot 6, Block 2, Insbrook Park Addition

Electrical Service Area:

- Existing electrical is sufficient. Electrical substation is located to the south and dust will affect the operation; however, this is not expected due to the clean nature of the product and closed bin system.

Traffic & Emergency Access:

- Streets and access is existing. No concerns.

Connectivity:

- N/A

Stormwater:

- Drainage plan may be needed prior to a building permit as approximately 4,000 sq. ft. of impervious surface will be added. Jackie Lanning will do some research and make this determination. The bins could be moved to an area that is already impervious so a drainage plan would not be required.

Sidewalks:

- N/A

City Utilities:

- No concerns.

Assessments:

- N/A

Detention:

- Covered under Stormwater.

Landscaping:

- Zoning Ordinance requires a minimum of 10 trees per acre to be placed in the front 50 feet of the lot and 25 feet of the side/rear yard. In this case, the ordinance calls for 350 trees due to the large parcel. The applicant may ask for a waiver through the approval process. There are currently about 100 existing trees and a hedge on the property.
- Staff supports fewer trees so long as they are of a larger variety with a minimum three (3) inch caliper and strategically placed every 50 feet to provide a buffer from the I-29 corridor and surrounding businesses to the north and west. The specific tree species may be determined at a later date with approval of the Parks and Forestry Director.

Building Plans:

- Engineered foundations will be required for bins.

Park Facilities and Trails Requirement – Residential Development:

- N/A

TIF:

- N/A

Additional Comments:

- Development Review Team recommends approval of the project with the items noted above.

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