

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: May 6, 2024
Subject: Brookings Municipal Utilities Variance – Lot Area and Width – 1461 6th Street

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Brookings Municipal Utilities has made a request for variances on Lots 11 and 12 in Block 1 of Hillcrest Addition, also known as 1461 6th Street. The first request is for reduced lot areas for a proposed subdivision of Lots 11 and 12. In the Business B-2 district, the minimum lot area is 15,000 square feet. The second request is for a reduced lot width. In the Business B-2 district, the minimum lot width at street frontage is 100 feet.

Item Details:

1461 6th Street is currently occupied by a drive-thru restaurant. The lot is zoned Business B-2 district. The current lot dimensions are roughly 104 x 165 and the current lot area is 17,048 square feet. Per Sec. 94-132(f), the minimum lot width for a lot in the B-2 district is 100 feet and the minimum lot area is 15,000 square feet. The lot width is determined at the street frontage. The lot currently meets these requirements.

Brookings Municipal Utilities is interested in purchasing the northern portion of the property which would require a replat of the two lots. The property will be split at the existing retaining wall north of the drive-thru use. Doing so will reduce the lot area of both future lots below the required 15,000 square feet and will reduce the lot width of one of the lots below the required 100 feet at street frontage.

The proposed southern lot will remain in use as a commercial lot. The new dimensions of the southern lot will be roughly 104 x 96 and the proposed lot area will be 10,181 square feet.

The proposed northern lot will be used by Brookings Municipal Utilities for a proposed telecommunications tower replacing necessary wireless and radio facilities that will soon be moved from the existing location atop the 6th Street water tower.

Separate variances requests have been submitted by Brookings Municipal Utilities for the location and height of the proposed telecommunications tower, which must be approved by Conditional Use Permit.

Options and Recommendation:

The Board of Adjustment has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval of the requests.

Supporting Documentation:

Hearing Notice

Location Map

Application

Site Plan