

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: August 2, 2022

Subject: Variance – CD Properties – Front Yard Setbacks

Person(s) Responsible: Ryan Miller, City Planner

Summary:

CD Properties has applied for a variance to front yard setbacks in a Residence R-3 apartment district for a project at the corner of 15th Street South and 7th Avenue South.

Item Details:

In association with the 15th Street South and 7th Avenue extension projects, the City of Brookings is pursuing a workforce housing project that will be located at the new intersection on a City owned lot. CD Properties has been selected as the contractor for the project.

The site is located on a corner lot. In the R-3 zoning district, twenty-foot front yard setbacks would be applied to the 15th Street South and 7th Avenue South frontages, a twenty-five-foot setback would be applied to the rear yard and a seven-foot setback would be applied to the side yard. In this case, the developer proposes placing the rear yard to the west and the side yard to the south.

The project will include a group of single-family attached structures located along the south side of 15th Street South and west of 7th Avenue South. 15th Street South is a collector street therefor; access drives/driveways should be limited to the greatest extent possible given the anticipated volume of traffic on a collector street. Because of the preference to eliminate driveways along 15th Street, the current concept plan calls for two access drives along 15th Street which will provide access to rear facing garages connected by a drive aisle to access points. The inclusion of a drive aisle is a site constraint due to the limited depth of the lot between 15th Street South and existing single family homes to the south.

Existing trees along the southern property line will provide a beneficial landscape buffer and screening to the garages and driveway, therefore, staff recommends avoiding the elimination of this row of trees to the greatest extent possible. Some trees will likely be removed in order to allow for overflow parking spots at a few locations. The applicant would also like to allow for some room for drainage, which flows west to east at this location.

Given the site constraints and existing tree cover along the southern portion of the lot, the applicant is requesting to reduce the required front yard setbacks from twenty-feet to ten-feet, a reduction of ten feet. The reduced front yard setbacks would apply to both the 15th Street South and 7th Avenue South frontages.

If reduced front yard setbacks were granted, there is a potential issue related to Sec. 94-407 which regulates intersection and driveway safety zones. This section describes a required site triangle area which prohibits visual obstructions between thirty inches and ten feet in height within the site triangle. The site triangle is measured from the lot corners and extends twenty-five feet along each street frontage then connecting between these points to create the triangle.

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 with the following condition:

- Site triangles as described in Sec. 94-407 must be applied.

Supporting Documentation:

1. Legal Notice – Board of Adjustment
2. Location Map
3. Application
4. Site Plan