

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 4, 2023

Subject: Variance – Medary Elementary – Front Yard Setback

Person(s) Responsible: Ryan Miller, City Planner

Summary:

The Brookings School District has applied for a variance for a reduced front yard setback at 718 5th Street South, also known as Medary Elementary School. The request is for a twenty-seven-foot front yard setback when a thirty-foot front yard setback would be required in the Residence R-1B single-family district, a variance of three feet.

Item Details:

Medary Elementary School is undergoing a rebuild along with Hillcrest Elementary School. One goal of the school rebuilds is to provide three elementary schools with similar amenities and capacities. This includes providing comparable gym spaces. The plan for the Medary Elementary School project includes retaining the existing gym and converting this space into the new cafeteria. The existing cafeteria would become the new kitchen. The new gym would be located to the west of the current cafeteria, which is the furthest western extend of the building currently. In order to locate the gym in this area and provide Medary Elementary with a comparable sized gym as the other two schools, a three-foot variance would be needed to place the gym no closer than twenty-seven feet from 7th Avenue.

Medary Elementary School is located in a Residence R-1B single-family district which requires a thirty-foot front yard setback. The school is surrounded by R-3 and R-3A districts which allow twenty-foot front yard setbacks. The twenty-seven-foot setback proposed for Medary Elementary would be seven feet greater than what would be required for all neighboring properties. The parking lot for the current school is located twenty-feet from property line. The new site plan would remove parking in this area, essentially adding seven feet of green space on the west side of the school.

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.

Supporting Documentation:

1. Hearing Notice
2. Location Map
3. Application
4. Site Plan