

DEVELOPMENT SUMMARY

PROJECT NAME: TRAILS HEAD AT INDIAN HILLS

LEGAL DESCRIPTION: BLOCK 1 AND BLOCK 2 OF THE TRAILS HEAD ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

CURRENT ZONING:
BLOCK 1: B-3
BLOCK 2: RB-4

PROPOSED ZONING:
BLOCK 1: PLANNED DEVELOPMENT DISTRICT (PDD) W/ UNDERLYING B-2
BLOCK 2: PLANNED DEVELOPMENT DISTRICT (PDD) W/ UNDERLYING B-2

TOTAL AREAS:
BLOCK 1: 51,769 SF
BLOCK 2: 96,192 SF

PROPOSED USES:
ALLOWABLE B2 BUSINESS USES AND SPECIAL USES
ALLOWABLE B2-A OFFICE DISTRICT USES
TOWN HOMES

PROPOSED COMMERCIAL SPACE: 8,700 SF

PROPOSED RESIDENTIAL SPACE/UNITS: 70,405 SF (70 UNITS TOTAL)
TOWN HOMES: QTY 18 (2 BED/2BATH; 1 BED/1BATH MIX)
APARTMENTS: QTY 52 (2 BED/2BATH; 1 BED/1BATH MIX, STUDIO)

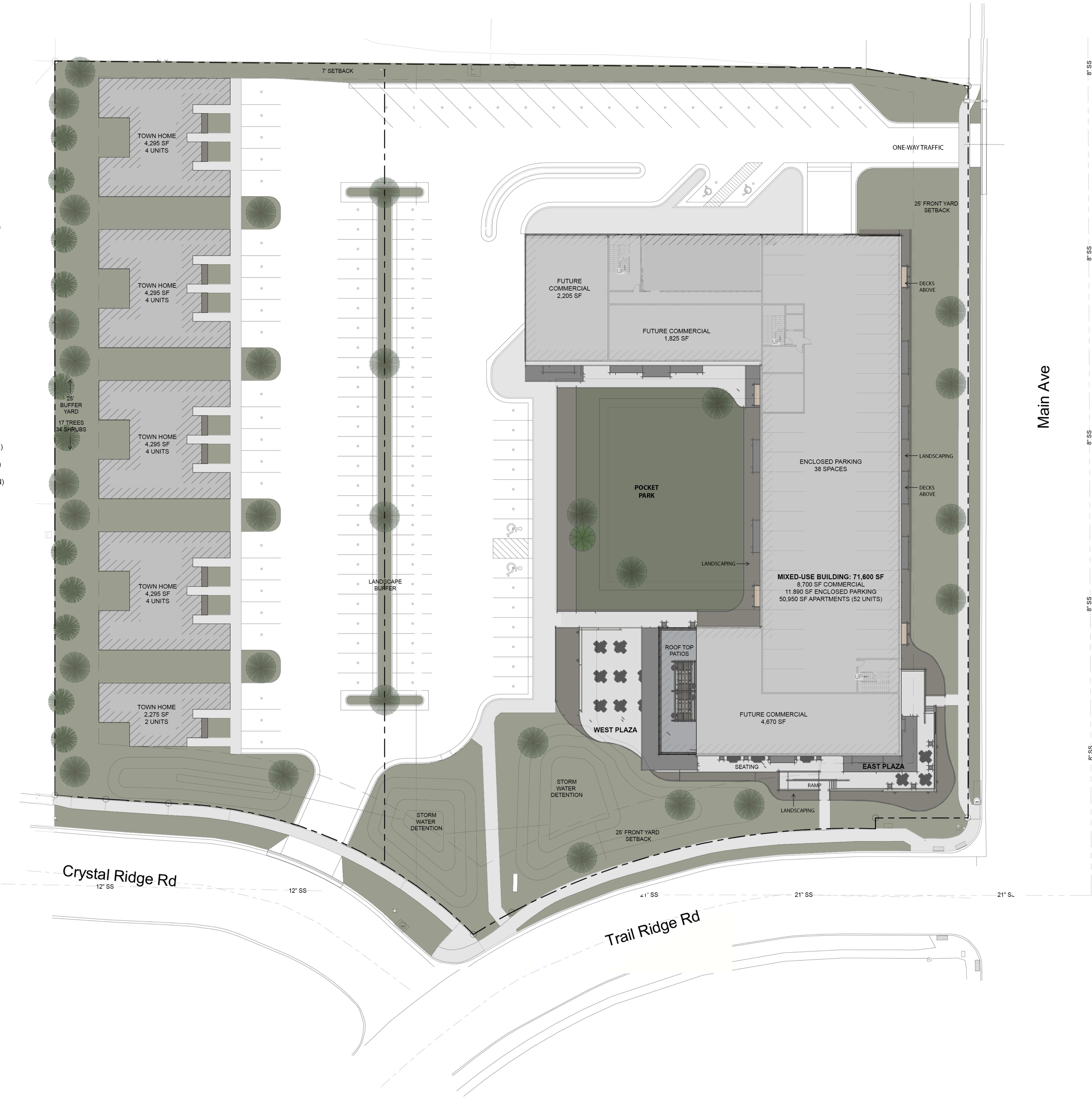
PROPOSED PARKING: 137 SPACES REQUIRED (154 SPACES SHOWN)
COMMERCIAL SPACE: 31 SPACES REQUIRED (8,700 SQ FT)
1 PER 200 SF FOR THE FIRST 5,000 SF, 1 PER 600 SF AFTER
RESIDENTIAL TOWN HOMES: 29 REQUIRED
RESIDENTIAL APARTMENTS: 77 REQUIRED

PROPOSED B-2 SETBACKS:
FRONT YARD: 25 FT
SIDE YARD: 7 FT
REAR YARD: 20 FT
BUFFER YARD: 25 FT (ADJOINING R-3)
PROPOSED REAR YARD SETBACK 7' AT WESTERN PARCEL
PROPOSED 0' SIDE YARD SETBACK BETWEEN PARCELS
ELIMINATE 5' LANDSCAPE SIDE YARD BETWEEN PARCELS

OTHER B-2 DEVELOPMENT STANDARDS:
MIN LOT AREA: 15,000 SF
MIN LOT WIDTH: 100 FT
MAX. HEIGHT: 45 FT

ADDITIONAL STANDARDS:
VARIACE FOR FRONT YARD PARKING AT TOWN HOMES
70' STACKING LANE FOR DRIVE THRU ACCESS
JOINT USE OF OFF STREET PARKING
SECONDARY ACCESS LIMITED TO ONE WAY ON MAIN AVENUE;
TWO WAY ON CRYSTAL RIDGE ROAD

ANTICIPATED SUB-DEVELOPMENT SEQUENCE:
PHASE 1: TOWN HOMES
PHASE 2: MIXED-USE



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



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Consultant:

KEY PLAN

REVISIONS	DATE	NO.

TRAILS HEAD

Brookings, South Dakota

INITIAL
DEVELOPMENT
PLAN

Project Number: 22-091
Scale: 1" = 20'-0"
Date: 03.28.23

Sheet No:

A004