

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: April 11, 2023

Subject: Brookings Marketplace Initial Development Plan

Person(s) Responsible: Mike Struck Community Development Director

Summary:

Ryan Companies US, Inc., has submitted an Initial Development Plan (IDP) for a Planned Development District (PDD) located on Block 9 of Weise Addition, near the I-29 / 6th Street interchange. The applicant has submitted a corresponding request to rezone the PDD from a Business B-4 Highway Underlying District to a Business B-2 Underlying District. The IDP lays out the proposed phasing of the development, as well as requested variations from zoning regulations.

Background:

Block 9 of Wiese Addition is a roughly 26.2-acre site along 6th Street and I-29. The site was formerly owned and occupied by the South Dakota Department of Transportation. The site includes frontage and access from 6th Street along with I-29 frontage. The property was rezoned from Business B-4 Highway District and Business B-5 Research District to a Planned Development District in 2012, and rezoned to PDD with a B-4 Underlying District in 2017.

Item Details:

Ryan Companies US, Inc., has proposed a redevelopment of the site with a mix of retail uses. The redevelopment would include five developable lots within three phases of sub area development. Access to the site is proposed from 6th Street and Capital Street along a new stretch of Lefevre Drive. This road would be dedicated out of land in Block 9 of Weise Addition. A second public road is proposed connecting the site to 32nd Avenue. This road will require additional right-of-way acquisition from adjacent property owners between the site and 32nd Avenue.

The initial phase and largest lot in the proposed development is Lot 1 in Sub Area 1. The 14.3-acre lot would consist of a 148,500 square foot retail building, an associated parking lot and shared private drives. Lot 1 would be accessed via Lefevre Drive to the east, share private drive to the south, and Capital Street to the north. Sub Area 1 would also include Outlot A, a 2.3-acre lot proposed for storm water detention.

South of Lot 1 is Sub Area 2, which consists of Lots 2, 3 and 4. Lot 2 is a proposed 2.32-acre lot with a proposed gas dispensing station. Lot 2 would have two access

approaches from the shared private drive to the north. No access is proposed to Lefevre Drive. Lot 2 would have frontage along 6th Street and Lefevre Drive. Lot 3 is a proposed 2-acre lot with a proposed retail / drive thru use. Lot 3 would have two access approaches from the shared private drive to the north, one shared with Lot 4. Lot 3 would have frontage to 6th Street. Lot 4 is a proposed 0.72-acre lot with a proposed retail use. Lot 4 would have frontage along Interstate 29. No access would be granted to Interstate 29 or 6th Street with the exception of the existing access for Lefevre Drive.

The final lot is Lot 5 in Sub Area 3. Lot 5 is a proposed 2.93-acre lot with a proposed 27,000 square foot retail building. Lot 5 would have access approaches to the east from Lefevre Drive, to the north from Capital Street, and one access to the west from the shared access drive with Lot 1. All shared access drives throughout the development would be placed under shared access easements providing additional access for lots not fronting or with restricted access to public roads.

The proposed uses identified in the IDP include retail or service store, personal service store, personal health store, drinking establishment / liquor sales, financial institution, grocery supermarket, drive-in food service, gas dispensing station, car wash, coffee shop, pharmacy, drive up service window / device and brew pub. All of the uses would be considered permitted uses in the B-2 District, with the exception of car washes and brew pubs, both of which are considered permitted special uses.

For a car wash in a B-2 District, the permitted special use requires that:

- the entire operation shall be within an enclosed structure; and
- drainage shall be contained on the site.

For a brew pub, the permitted special use requires that:

- the area used for brewing, including bottling and kegging, shall not exceed 25 percent of the total floor area of a combined restaurant and drinking establishment, and 50 percent of the total floor area of a drinking establishment without restaurant services.
- A malt beverage manufacturer's license must be obtained per state law.
- An alcohol beverage license must be obtained per city ordinance.
- The brewery shall not produce more than 1,500 barrels of beer and ale per year. A barrel contains 31 gallons.

The development proposes front yard, rear yard, and side yard setbacks that match those required in the B-2 District. The IDP requests to eliminate the required landscape setbacks of five feet along side lot lines. The applicant is seeking this relief due to the location of lot lines along the centerlines of proposed shared private drives. The development proposes to follow standards for minimum lot area, minimum lot width, and maximum building height in the B-2 District. The Planning Commission discussed a desire for additional landscaping from the minimum required to be shown on the Final Development Plan in order to mitigate for the potential loss of side yard landscape areas on interior lots.

The applicant is seeking the following for sign allowances:

Shared Pylon Sign (#1) max size = 300 square feet / max height = 60 feet

Shared Pylon Sign (#2) max size = 300 square feet / max height = 60 feet

Shared Monument Sign* max size = 170 square feet / max height = 11 feet

Lot 1

Wall signage = max 15% of wall area

Non-wall signs = max 400 square feet

Individual signs = max 240 square feet

Height = max 60 feet

Lot 2

Wall signage = max 15% of wall area

Non-wall signs = max 600 square feet

Individual signs = max 240 square feet

Height = max 60 feet

Limit 1 additional sign along 6th Street and 1 additional sign along Lefevre Dr.

Lot 3

Wall signage = max 15% of wall area

Non-wall signs = max 400 square feet

Individual signs = max 240 square feet

Height = max 60 feet

Limit 1 sign along 6th Street / Interstate 29

Lot 4

Wall signage = max 15% of wall area

Non-wall signs = max 200 square feet

Individual signs = max 160 square feet

Height = max 60 feet

Lot 5

Wall signage = max 15% of wall area

Non-wall signs = max 600 square feet

Individuals signs = max 160 square feet

Height = max 30 feet

**All additional regulations set forth in Chapter 94, Article VI, Division 5 – Signs shall apply.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – The Initial Development Plan will establish the developers plan for a proposed retail development at the Brookings Marketplace.

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

Staff and the Development Review Team recommend approval.

The Planning Commission voted 7-0 recommending approval.

Supporting Documentation:

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Initial Development Plan