

OFFICIAL MINUTES

Item #12 – Minor Investments, Family L.L.L.P. submitted an Initial Development Plan within a Planned Development District on Lot 2, Cree Village, Indian Hills Addition and Outlots 7A, 7 and 8 Excluding Lot H1 and H2 in Lot 8 in the City of Brookings.

OFFICIAL SUMMARY

Item #12 - This Initial Development Plan is at the intersection of Main Avenue South and Trail Ridge Road and Crystal Ridge Road. Phase 1 will consist of Block 1 on the western parcel and will consist of townhomes, a total of 18 units. Phase 2 will be on the eastern parcel and will have a mixed business/residential structure with 52 residential units and 8,700 s.f. of commercial space is planned. The applicant is requesting to reduce the required drive-thru stacking requirements, are requesting a shared parking agreement between the blocks and seeking a variance from the secondary access requirements. McKillip explained that the goal with this development is to provide a gateway to Indian Hills. The mixed use building will provide for Commercial on the first floor. The plan will also provide a pocket park within this development. The second floor will consist of studio, 1 bedroom and 2 bedroom units. Aiken asked if the trees along the west lot line will remain? The plan is to keep them there but if any need to be removed, they will replace them with new trees.

Kreyger planted these trees and at that time there was a 50-foot buffer. He appreciates that they will replant trees if any need to be removed. Kreyger is concerned with the amount of parking that is planned, he doesn't feel that the parking will be sufficient. He is concerned about only having one access on/off Main Ave.

Miller explained the parking for the plan. The townhome units will have garages for parking and they are allowed one stacking place in the drive way, there will be enclosed parking provided and then the shared parking between the blocks. McKillip stated that 137 spaces are required but the plan is for 154 parking spaces proposed. Fargen ask McKillip to explain the reason for the one-way access into this development. McKillip explained that there is room for in and out traffic but due to the drive-thru being planned, it is safer to have the one-way traffic in.

Drew feels that moving it from B-3 to B-2 is a better transition with the area to the west.

Aiken asked why this is developed in 2 lots rather than one. McKillip explained that this is for future estate planning.

Jamison is concerned with the exception to the stacking distance for the drive-thru. Aiken is also concerned about this. Miller explained how the stacking is measured. Jamison wondered if there was sufficient drive room for vehicles between the drive-thru and the parking spots on the north. McKillip stated that there is enough room for two vehicles there.