

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: August 6, 2024
Subject: Final Development Plan Amendment – Brookings Marketplace

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Ryan Companies has submitted an amended final development plan for Sub Area 1 of the planned development district located in Block 9 of Wiese Addition, also known as the Brookings Marketplace.

Background:

Ryan Companies, the developer of the proposed retail subdivision, previously submitted a final development plan in 2023 which was ultimately approved by the Planning Commission. Since that time, the developer has been working with an anchor tenant for the Brookings Marketplace and has proposed a revision to the final development plan. The changes include a reduced footprint for the primary anchor tenant, reduced parking and minor revisions to lot dimensions for Lot 1, Outlot A and Outlot B.

Item Details:

Sub Area 1 in the proposed final development plan consists of Lot 1 and Outlots A and B in Block 9 of Wiese Addition. The development is in a Planned Development District with Business B-2 underlying zoning standards.

Lot 1 was originally planned as a 13.78 acre-lot with a 148,500 square foot retail building. 596 parking stalls were proposed. Lot 1 has been amended to a 12.24 acre-lot with a 128,700 square foot retail building and 523 parking stalls. Sec. 94-163(g)(2) outlines changes to a final development plan that require Planning Commission review. Changes which require planning commission review include any increase or decrease of ten percent or greater in the number of parking spaces and any adjustment exceeding ten percent in the dimensions of a building (length, width) or location. In this case, the reduction in the width of the proposed anchor tenant building and the decrease in parking spaces proposed on Lot 1 both warranted an amended final development plan review by Planning Commission.

Outlots A and B were also altered in the amended final development plan. Outlot A increased in size from 1.58 to 1.97 acres. Outlot B increased from 0.76 to 1.34 acres. Both increases will allow for greater capacity for planned stormwater detention.

A revised landscape plan was submitted with the final development plan which shows that all landscape requirements will be met with the exception of a previously approved elimination of side yard landscape areas where private drives are located along lot lines. The final development plan includes proposed sign allowances for each of the lots. Future final development plans will be required for Lots 2, 3 and 4.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval.

Supporting Documentation:

Notice – Planning Commission
Location Map
Final Development Plan – 2023
Final Development Plan – 2024
Elevations
Landscape Plan