

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: July 28, 2020 / August 11, 2020

Subject: Conditional Use Permit Pertaining to Establishing a Concrete Plant on Lot 2A, Block 3, Telkamp Industrial Addition

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

The owner is seeking a Conditional Use Permit to operate a concrete plant at 302 32nd Avenue South in an Industrial I-1 Light District.

Background:

The property is located at the southwest corner of Prince Drive and 32nd Avenue South. The owner is interested in developing a concrete plant on the south side of the existing buildings. The ordinance lists a concrete plant as a conditional use in the I-1 District.

The ordinance provides the following requirements:

This use shall not be located near or adjacent to uses that would be negatively impacted due to fumes, dust, or runoff generated by its operation. Traffic to and from the site shall not travel on residential streets to reach major transportation routes. Outdoor material storage areas shall be located in the interior of the lot and away from the right-of-way. All runoff from the material storage areas or generated by the operation shall be contained on-site.

Item Details:

The area contains a mix of industrial uses and there is an existing concrete plant within about a ¼ of a mile. The proposed project is along 32nd Avenue South, which is a collector street, that is designed to handle the additional traffic. There will not be an impact to residential streets as 32nd Avenue South is directly connected to an arterial street via 6th Street. The parcel is large enough to accommodate the concrete plant operation and the storage of materials away from the street. The impact to the surrounding properties can be mitigated by landscaping along 32nd Street South.

Legal Consideration:

None.

Strategic Plan Consideration:

The location of a concrete plant is appropriate in an Industrial District and is consistent with the Comprehensive Plan's Future Land Use Map which identifies the area for General Industrial development. The proposal is consistent with the City of Brookings Strategic Plan concerning the economic expansion of commercial and industrial development.

Financial Consideration:

None.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Approve as amended
3. Deny
4. Move to study session
5. Do Nothing

The Planning Commission voted 6-0 recommending approval of the conditional use permit with the following contingencies:

1. A row of trees shall be planted (1 per 40 linear feet) along 32nd Avenue South to mitigate impacts to surrounding properties.
2. Outdoor storage along 32nd Street South shall be prohibited.

DRT reviewed and recommends approval.

Supporting Documentation:

1. Memo
2. Ordinance
3. Planning Commission Minutes 7.7.2020
4. Notice
5. Aerial Map