

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** July 6, 2021

**Subject:** Brookings County Title Company – Commercial Corridor Design Review Overlay District – 418 6<sup>th</sup> Street

**Person(s) Responsible:** Ryan Miller, City Planner

**Summary:**

Brookings County Title Company has submitted an application for a redevelopment project in the Commercial Corridor Design Review Overlay District. The project site is located at 418 6<sup>th</sup> Street.

**Background:**

Brookings County Title Company acquired the property at 418 6<sup>th</sup> Street, former Pizza Hut location. The property is zoned Business B-1 Central District and is included in the Commercial Corridor Design Review Overlay District.

**Item Details:**

The proposal is a redevelopment of the site with demolition of the existing structure. The new structure will orientate east/west with parking to the west and south of the building. The current site has four access approaches, two from 6<sup>th</sup> Street and two from 5<sup>th</sup> Avenue. The proposal maintains the west approach from 6<sup>th</sup> Street and the south approach from 5<sup>th</sup> Avenue, but eliminates the other two access approaches.

The property is located in the Business B-1 Central District and does not require a front or side yard setback. The commercial corridor design review overlay district guidelines encourage structures to be built at the setback line and for single story structures may project ten feet into the setback area. An exception exists for corner lots which requires a fifteen foot landscape area along the public right-of-way. The applicant is proposing the north façade of the building be setback five feet from the front property line and the east façade will be setback 19 feet 6 inches from the 5<sup>th</sup> Avenue right-of-way.

The exterior façade consists of a variation in materials, wall elevations, and rooflines drawing interest to the structure. The design review overlay districts seeks window glazing of 20% of the wall façade adjacent to the right-of-way. The north façade (6<sup>th</sup> Street) contains 18% window glazing while the east façade (5<sup>th</sup> Avenue) contains 30% of the wall area in window glazing.

The landscape plan is consistent with the landscaping regulations of the zoning ordinance with the exception of the ten (10') foot planting strip along the 6<sup>th</sup> Street right-

of-way. However, in a B-1 Zoning District, there is no front yard setback, therefore, the option exists for the developer to build up to the property line. Foundation plantings are shown on the landscaping plan and meet the specifications of the landscaping requirements. Three trees are required based upon the surfacing requirements and will be accommodated on the east side of the building and out of the intersection safety zone.

The developer is providing fifteen (15) on-premise parking spaces. In the B-1 District, a use is not required to provide on-premise parking spaces unless such use would require in excess of seventy-five (75) parking spaces.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a later date

The Development Review Team recommends approval of the Commercial Corridor Design Review Overlay application.

**Supporting Documentation:**

1. Notice
2. Site Plan Checklist
3. Site Plan
4. Plans
5. Landscape Plan