



520 3rd Street, Suite 140

Brookings, SD 57006

605.692.6629

www.cityofbrookings.org

SITE PLAN APPLICATION & CHECKLIST

Owner: Brookings County Title Company

Applicant: Clark Drew Construction / Matt Chandler

Phone Number: 605-690-4519

Email: matt@clarkdrewconstruction.com

Address & Legal Description: 418 6th Street Brookings, SD Cheevers Addn.

Zoning District & Use: B-1

Lot 1 EXC H-1 14,252s

Structure Square Footage: 3,000 sf

Structure Height: max. 20'-6"

Site Plan Criteria (show on site plan)

Name of the project, owner, developer information: ☒

Scale, north arrow, property lines/dimensions, legal description, address if known: ☒

Location of existing and proposed structures: ☒

Setbacks & dimensions to property lines at the closest point: ☒

Required greenspace areas/buffers: ☒

Show and label easements: ☒ NA

Access/driveway locations and dimensions, drive aisle dimensions, sidewalks, drive thru stacking areas: ☒

Location of trash containers and enclosures: ☒

Parking ratio, parking spaces, and dimensions: ☒

Square footage of surfaced area not including building (used for required tree plantings): ☒

Square footage of parking area: ☒

Location of any docks or garage doors: ☒ NA

Locations, identification, and sizes of existing and proposed trees, shrubs and other vegetation: ☐ landscaping plan

Foundation planting along building facing right-of-way: ☐ landscaping plan

Location, width, and height of all earth berms, retaining walls/fencing, and signage: ☒

Soil mix and depth for if parking lot islands are required: ☒ landscaping plan → not required

Planting schedule: ☐ landscaping plan.

*Signage requires separate permit

Applicant Signature

Date

Commercial Corridor Overlay District Exception Request

Property Address: 418 6th Street (corner of 6th street and 5th Ave.)

Exception #1: Front Yard Setback along 6th Street

Current overlay district setback requirements call for a 20 foot front yard setback. However, the overlay requirements allow the building to be placed 10 feet inside the required setback. As provided in the site plan, a portion of the north exterior face of the building is currently planned for 5 feet inside the property line, which is 15 feet inside the required 20 foot setback. Without the overlay district requirements, the front property setback requirement is 0 feet. The north wall of the existing structure (Pizza Hut) is approximately 5 feet from the property line. We are asking for an exception to the overlay district requirements so we can accommodate a two-way access drive and parking along the south side of the property. This will allow easy access to and from the office building for employees and customers.

Exception #2: Side yard landscaping requirement

Current overlay district requirements call for a landscaping width of 5 feet along the side yard property line. Because the building cannot encroach upon the 25 foot corner sightline angle, the building is set back along the east side of the lot and the parking surface will need to be within this landscaping area to accommodate parking and an adequate driving lane width. The existing site has parking spaces along the west property line that abuts an apartment building. Even though we would be providing surfacing up to the property line, there would be no parking along the property line improving the view from adjacent apartments. The south property line abuts a parking lot so no views would be disrupted.

Exception #3: Planting strip along right-of-way

Current landscape requirements call for a 10 foot wide landscape area along any right-of-way. Because the current location of the building is planned for 5 feet from the right-of-way, this requirement cannot be met. The north exterior wall has many depth changes going from 5 feet to 10 feet from the property line (see site plan). Because the wall is not consistently 5 feet from the right-of-way and landscaping will be provided along the entire length of the building, we are asking for an exception to the current regulation. The existing site has minimal landscaping along the north right-of-way and no landscaping along the east right-of-way. We would be improving the landscaping and impervious surface situation.