

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: July 13, 2021

Subject: Brookings County Title Company – Commercial Corridor Design Review Overlay District – 418 6th Street

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

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 6th Street.

Background:

Brookings County Title Company acquired the property at 418 6th 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 6th Street and two from 5th Avenue. The proposal maintains the west approach from 6th Street and the south approach from 5th 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 single story structures may project 10-feet into the setback area. An exception exists for corner lots, which requires a 15-foot landscape area along the public right-of-way. The applicant is proposing the north façade of the building be setback five (5) feet from the front property line, and the east façade will be setback 19 feet 6 inches from the 5th 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 district seeks window glazing of 20% of the wall façade adjacent to the right-of-way. The north façade (6th Street) contains 18% window glazing while the east façade (5th 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 6th 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. The minimum foundation planting along the 6th Street right-of-way will be 5-feet with other areas meeting the 10-foot requirement. 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.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – community improvements, equitable opportunities, community appearance, city-owned land, land purchasing policy, future development/re-development, future growth

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Do nothing

The item requires a simple motion and majority vote for approval.

The Development Review Team recommends approval. The Planning Commission voted 5 – 0 recommending approval of the Commercial Corridor Design Review Overlay application with the following exception:

- 1) Exception from required 10-foot landscape area along 6th Street right-of-way.

Supporting Documentation:

Notice

Planning Commission Minutes

Site Plan Checklist

Site Plan

Plans
Landscape Plan