



Legislation Details (With Text)

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File created: 2/28/2023 **In control:** Planning Commission
On agenda: 3/7/2023 **Final action:** 3/7/2023
Title: Brookings Marketplace Initial Development Plan

Sponsors:

Indexes:

Code sections:

Attachments: 1. Planning Commission Memo, 2. Legal Notice, 3. Location Map, 4. Initial Development Plan, 5. Project Narrative

Date	Ver.	Action By	Action	Result
3/7/2023	1	Planning Commission	approved with conditions	Pass

Brookings Marketplace Initial Development Plan

Summary:

Ryan Companies US, Inc. has submitted an Initial Development Plan (IDP) for a Planned Development District (PDD) located on Block 9 of Wiese Addition, near the I-29/6th Street interchange. The applicant has submitted a corresponding request to rezone the PDD from a Business B-4 highway underlying district to a Business B-2 underlying district. The IDP lays out the proposed phasing of the development as well as requested variations from zoning regulations.

Recommendation:

Staff and the Development Review Team recommend approval with the following conditions:

Signage:

Shared Pylon Sign (#1) max size = 300 square feet / max height = 60 feet
Shared Pylon Sign (#2) max size = 300 square feet / max height = 60 feet
Shared Monument Sign* max size = 170 square feet / max height = 11 feet
*Further permission must be granted by the City prior to sign permit approval.

Additional Signage:

Lot 1

Wall signage = max 15% of wall area
Non-wall signs = max 400 square feet
Individual signs = max 240 square feet
Height = max 60 feet

Outlot B

Wall signage = max 15% of wall area
Non-wall signs = max 600 square feet
Individual signs = max 240 square feet
Height = max 60 feet
Limit 1 additional sign along 6th Street and 1 additional sign along Lefevre Dr.

Outlot C
Wall signage = max 15% of wall area
Non-wall signs = max 400 square feet
Individual signs = max 240 square feet
Height = max 60 feet
Limit 1 sign along 6th Street / Interstate 29

Outlot D
Wall signage = max 15% of wall area
Non-wall signs = max 200 square feet
Individual signs = max 160 square feet
Height = max 60 feet

Outlot E
Wall signage = max 15% of wall area
Non-wall signs = max 600 square feet
Individuals signs = max 160 square feet
Height = max 30 feet

****All additional regulations set forth in Chapter 94, Article VI, Division 5 - Signs shall apply.**

Attachments:

Planning Commission Memo
Legal Notice
Location Map
Initial Development Plan
Project Narrative