



City of Brookings

Brookings City & County
Government Center, 520
Third Street
Brookings, SD 57006
(605) 692-6281 phone
(605) 692-6907 fax

Legislation Text

File #: PC 20-032, **Version:** 1

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

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 provide 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.

Staff recommends approval of the conditional use permit with the following contingency:

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.

Attachments:

Notice
Memo
Aerial Map
Ordinance