



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 20-031, **Version:** 1

Conditional Use Permit Pertaining to the Establishment of a Tri-plex on the E 70' of Lot 3, Block 3, Third Addition

Summary:

The owner is seeking a conditional use permit to operate a non-owner occupied triplex at 323 & 325 2nd Avenue. A conditional use permit was issued for an owner occupied tri-plex in 2003. The owner has relocated out of state and would like the ability to continue renting all three (3) units separately.

Background:

The property is located at the southwest corner of 2nd Avenue and 4th Street and is zoned Residence R-2 Two-Family District. The ordinance requires a conditional use permit for a tri-plex apartment in the R-2 District and states that such uses shall not be located in an area where they could have a negative impact on adjacent properties due to size, noise, or traffic generation. Furthermore, parking areas shall be designed to have a minimal impact on the surrounding residential properties.

The City's records indicate the following:

- Board of Adjustment approved a duplex for Kenneth Christianson on January 24, 1966
- Building permit was issued for duplex on January 26, 1966
- Olin & Betty Gile were granted a Special Exception for a triplex by the Board of Adjustment on November 4, 1993. The owners stated they would reside in one of the units.
- The City Council granted a Conditional Use Permit to Jeffrey Rogers on March 11, 2003 for an owner occupied triplex. The permit is valid for the current owner only.

The tri-plex has been existing for a number of years as it was first approved in 1993. The property requires six (6) off-street parking spaces and on-site parking is limited; however, overflow parking has been accommodated at the City's 72 hour lot. One of the tenants provides on-site management support.

Staff Recommendation:

Staff recommends approval of the conditional use permit.

Attachments:

Notice

Memo

Applicant Letter

Aerial Map

Photo

Prior Ordinance

Prior ZURP
Ordinance