



Legislation Text

File #: ID 21-0318, **Version:** 1

Austreim Excavating Special Exception Request - 21625 471st Avenue

Summary:

Austreim Excavating is requesting a special exception use for a contractors shop and storage yard in the Joint Jurisdiction B-3 zoning district.

Background:

Austreim Excavating is proposing a contractors shop and storage yard at 21625 471st Avenue. The property was recently rezoned to Joint Jurisdiction Business B-3 heavy.

The property is located along the S-curve south of Brookings. Access to the site is currently located along the southeast corner of the site. The proposed contractors shop would utilize the existing access location. The proposed use includes a new building located along the southern portion of the site for the excavating business office along with storage area for machinery and vehicles. Former operations on the site are evident by water-filled quarries, rock piles, and junk yards.

Staff has discussed concerns related to access and traffic visibility due to the curvature of the road along the property boundary. The existing access is likely the safest location in due to its location furthest south from the S-curve. The 100-foot right-of-way along 471st Avenue and wetlands running alongside the right-of-way will likely limit the ability to place storage areas within close enough proximity of the road to cause safety concerns.

A special exception use is very similar to a conditional use permit that is granted by City Council within city limits. The Board may approve the request, approve the request with specific conditions, or deny the request.

Recommendation:

Staff recommends approval of the special exception request with the following condition:

- Screening for outdoor storage will be required
- All vehicles and equipment must be stored within the screened storage area

Attachments:

Notice

Aerial Map

Joint Jurisdiction B-3 Special Exceptions